TOWN OF VERNON
Inland Wetlands Commission (IWC)
Meeting Notice & Agenda
Tuesday March 23, 2021, 7:00 PM
VIA Teleconference

Join Zoom Meeting by link:
https://us02web.zoom.us/j/89995581888?pwd=amVqU3BvaFVCUVZOOFVnczhqS3Zidz09

Meeting ID: 899 9558 1888
Passcode: 4pY6cP
or
Dial by your location
(646) 876 9923
Meeting ID: 899 9558 1888
Passcode: 800413

AGENDA

1. Call to Order & Roll Call

2. Administrative Actions

   2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #8 "Other Business" requires Commission vote

   2.2 Approval of the Minutes from the February 23, 2021 regular meeting

   2.3 Communications received NOT related to Agenda items, if any

   2.4 Call for filing(s) of Intervener petition(s) and determination of status

3. New Applications for Receipt and Determination of Significance

   3.1 Application **IWC-2021-03**, of The Town of Vernon, Town Engineer for a wetlands permit by Commission, for the repair of an erosion problem (Mary Lane Drainage Project) at 152 West St. (Assessor's ID: Map 21, Block 021F, Parcel 0002A).

4. Public Hearing and Action on New Application(s)

   4.1 Application **IWC 2021-01**, of Richard and Julie Clay for a wetlands permit by Commission, for the construction of a +- 2,500 s.f. single-family home at 58 Wildwood Dr. (Assessor's ID: Map 52, Block 139, Parcel 50)

   4.2 Application **IWC 2021-02**, of Pam Gieras for a wetlands permit by Commission, for the construction of a +2,200 s.f. single-family home at 7 Beechwood Rd. (Assessor's ID: Map 52, Block 140F, Parcels 2,3,4,5).

5. Status of Cease & Correct Orders, if any

6. Wetlands Enforcement Officer Report, if any

7. Inland Wetlands Agent Approvals, if any

   7.1 **WA-2021-03** -205 Lake St., for the work associated with the proposed access drive as shown on the proposed site plans provided to the Wetlands Agent

8. Other Business

    8.1 Connecticut Association of Wetland Scientists 2021 Annual Meeting

9. Adjournment

Rachel Stansel, Chairperson Inland Wetlands Commission

Minutes

Town of Vernon
Inland Wetlands Commission (IWC)
Tuesday, February 23, 2021, 7:00 p.m.
Teleconference Meeting

DRAFT MINUTES

1. Call to Order and Roll Call

Chairperson Rachel Stansel called the meeting to order at 7:00 p.m. Also in attendance were Commission Members Frank Galat, Don Schubert, and Kathy Minor. Staff members present were Craig Perry, Wetlands Agent, David Smith, Town Engineer, and George McGregor, Town Planner.

2. Administrative Actions

2.1 Amendment/Adoption of Agenda – Additional business to be considered under agenda item #8 "Other Business" requires Commission vote
Don Schubert made a motion seconded by Kathy Minor to approve the revised Agenda including additions. Motion carried unanimously.

2.2 Approval of Minutes from the January 26, 2021, regular meeting
Frank Galat made a motion seconded by Don Schubert to approve the minutes of January 26, 2021. Motion carried unanimously.

2.3 Communications received NOT related to Agenda items, if any
None

2.4 Call for filing(s) of Intervener petition(s) and determination of status.
None

3. New Applications for Receipt and Determination of Significance

3.1 Application **IWC-2021-01**, of Richard and Julie Clay for a wetlands permit by Commission, for the construction of a +-2,400 s.f. single-family home at 58 Wildwood Dr. (Assessor's ID: Map 52, Block 139, Parcel 50).

Chairperson Stansel read into the record Application IWC 2021-01. Discussion took place.

*Chairperson Stansel made a motion seconded by Frank Galat that the Inland Wetlands Commission finds that **IWC-2021-01**, an Application of Richard and Julie Clay, does NOT represent a significant activity, and places it on the regular IWC for March 23, 2021, for ACTION.*

3.2 Application **IWC-2021-02**, of Pam Gieras for a wetlands permit by Commission, for the construction of a +2,200 s.f. single-family home at 7 Beechwood Rd. (Assessor's ID: Map 52, Block 140F, Parcels 2,3,4,5).

Chairperson Stansel read into the record Application IWC-2021-01. Discussion took place.

*Don Schubert made a motion seconded by Frank Galat that the Inland Wetlands Commission finds that **IWC-2021-02**, an Application of Pam Gieras, does not represent a significant activity, and places it on the regular IWC for March 23, 2021, for ACTION.*

4. Public Hearing and Action on New Application(s)
None

5. Status of Cease & Correct Orders, if any
None

6. Wetlands Enforcement Officer Report, if any
Craig Perry, Wetlands Agent/Wetlands Enforcement Officer, discussed the IWC Project Status Report dated 2021 – February.

7. Inland Wetlands Agent Approvals, if any

7.1 **WA-2021-01** - 165 South St. (South Village Condominiums) for the work associated with the construction of 25 new parking spaces as shown on the proposed site plan.
Certified letter dated January 27, 2021, RE: Wetland Agent Approval for 165 South Street included in Commission Packet.

7.2 **WA-2021-02** - 188 Hatch Hill Rd. for the work associated with the replacement of the home's foundation.
Certified letter dated February 17, 2021, RE Wetland Agent Approval for 188 Hatch Hill Road included in Commission Packet.

8. Other Business

8.1 **IWC-2021-05** – 5-year permit extension request for construction of a single-family home at 133 Washington St.
Letter dated February 22, 2021, from J.R. Russo & Associates, LLC, requesting extension of permit for 133 Washington Street was included in Commission Packet. Discussion took place.

*Chairperson Stansel made a motion seconded by Frank Galat to extend **IWC-2013-05** for a five-year extension per the original application.*

8.2 Draft IWC Meeting Procedures Summary, Dated February 17, 2021.
Discussion took place.

9. Adjournment
Chairperson Stansel adjourned the meeting at 7:29p.m.

Respectfully Submitted

Susan Hewett
Recording Secretary

APPLICATION For RECEIPT

IWC-2021-03

TOWN OF VERNON

INLAND WETLANDS COMMISSION (IWC)

APPLICATION

This form is to be used to apply to the Vernon Inland Wetlands Commission (IWC) for approval for a redesignation of a wetlands area, a change to the Inland Wetlands and Watercourses Regulations, and/or a permit to conduct a regulated activity in a wetland, watercourse, or upland review area (URA), which are defined as areas within one hundred (100) feet from the boundary of a wetland, watercourse, or intermittent watercourse and areas within two hundred (200) feet from the boundary of Gage's Brook, Hockanum River, Ogden Brook, Railroad Brook, Tankerhoosen River, Valley Falls Pond, Walker Reservoir East, Walker Reservoir West. Any activity that the Commission determines is likely to impact or affect wetlands or watercourses may be considered a regulated activity. **Provide all the information requested.**

The Applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property. Said interest shall be explained. If the applicant is not the property owner, written permission for this Application must be obtained from the property owner and submitted by letter signed by the property owner authorizing submission of the Application.

The Applicant understands that the Application is complete only when all information and documents required by IWC have been submitted and that any approval by the IWC relies upon complete and accurate information being provided by the Applicant. Incorrect information provided by the Applicant may make the approval invalid. The IWC may require additional information to be provided by the Applicant.

I. APPLICANT (S)

Name: ~~Town of Vernon~~ David Smith

Title: Town Engineer

Company: Town of Vernon

Address: 55 West Main St.

Telephone: 860-870-3664 Fax: 860-870-3683

E-mail: dasmith@vernon-ct.gov

II. PROPERTY OWNERS

Name: Richard A Bruley

Title: N/A

Company: N/A

Address: 152 West St.

Telephone: _____ Fax: _____

E-mail: _____

III. PROPERTY

Address: 152 West St.

Assessor ID Code: Map # 21 Block # 021F Lot/Parcel # 0002A

Land Record Reference to Deed Description: Volume: 2333 Page 18

USGA Location: Rockville

Circle the Map Quadrangle Name: Manchester # 38 Rockville #39

Circle the Sub regional Drainage Basin #: 3108 4500 4502 4503

Zoning District: R-22

IV. PROJECT

Project Name: Mary Lane Drainage Improvements

Project Contact Person:

Name: David Smith, P.E., L.S.

Title: Town Engineer

Company: Town of Vernon

Address: 55 West Main St.

Telephone: 860-870-3664 Fax: 860-870-3683

E-mail: dasmith@vernon-ct.gov

V. PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the **"The Town of Vernon Inland Wetlands and Watercourses Regulations".**

Purpose: Repair an erosion problem

General Activities: re-shape eroded embankment, deposit various sized rock for stabilization, create plunge pool area.

Regulated Activities:

Watercourse disturbance (linear feet): Ø

Wetlands disturbance (acres or sq. ft.): Ø

Upland Review Area (URA)disturbance: .22 Acres

Nonregulated activities & activities outside URA: .13 Acres

VI. APPLICATION

____ Redesignation of Wetlands

____ Amendment of Inland Wetlands and Watercourses Regulations

____ Modification of a Wetlands Redesignation

✓ Wetlands Permit

- ✓ Non-significant activity
- ____ Significant activity with less than ½ acre site disturbance
- ____ Significant activity with site disturbance from ½ acre to and including 2 acres
- ____ Significant activity with site disturbance greater than 2 acres
- ____ Commission modification of a wetland permit in effect
- ____ Modification of a wetland permit by ;the Wetlands Agent

____ Approval of a license by the Wetlands Agent for activities in an upland

____ Appeal of a decision by the Wetlands Agent

____ Subdivision review per CGS Section 8-26

____ Jurisdictional ruling regarding permitted and nonregulated uses

✓ Waiver, reduction, or delayed payment of fees (attach statement of justification)

- ✓ Waiver
- ____ Reduction to $_____
- ____ Delay of payment to _____

VII. CERTIFICATION AND SIGNATURE

I, the undersigned Applicant or applicant's Agent, hereby certify that I have reviewed the "Town of Vernon Inland Wetlands and Watercourses Regulations" and have prepared this Application with complete and accurate information.

Property Owner, Applicant, or Applicant's Agent:

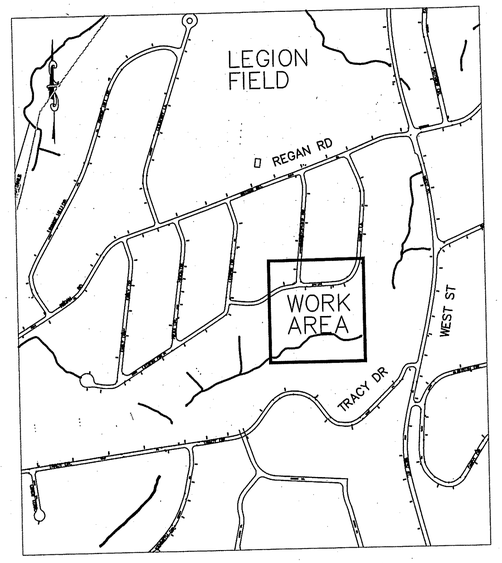
[signature]	DAVID A. SMITH	3/9/21
Applicant or Agent Signature	Printed Name	Date
[signature]	RICK BROLEY	03/11/21
Owner's Signature, if different	Printed Name	Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

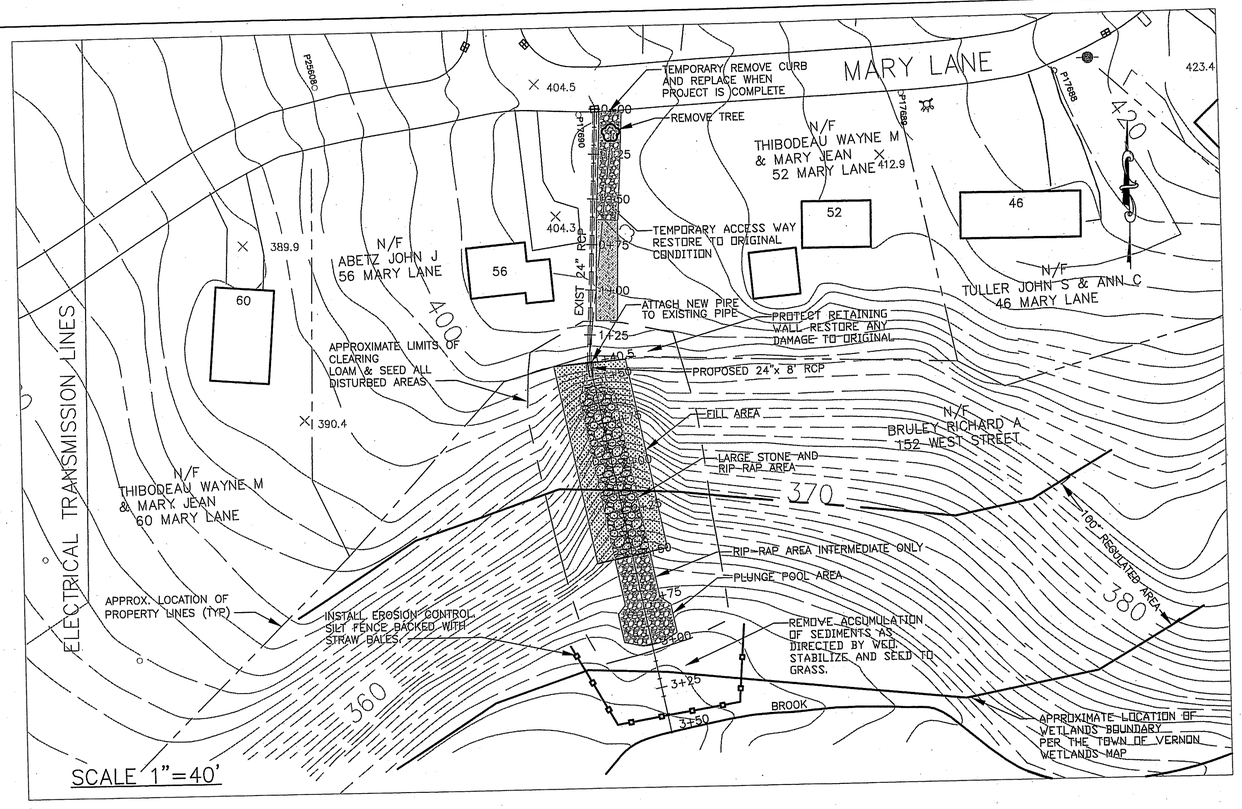
DATE APPLICATION SUBMITTED_____

DATE APPLICATION RECEIVED BY COMMISSION_____

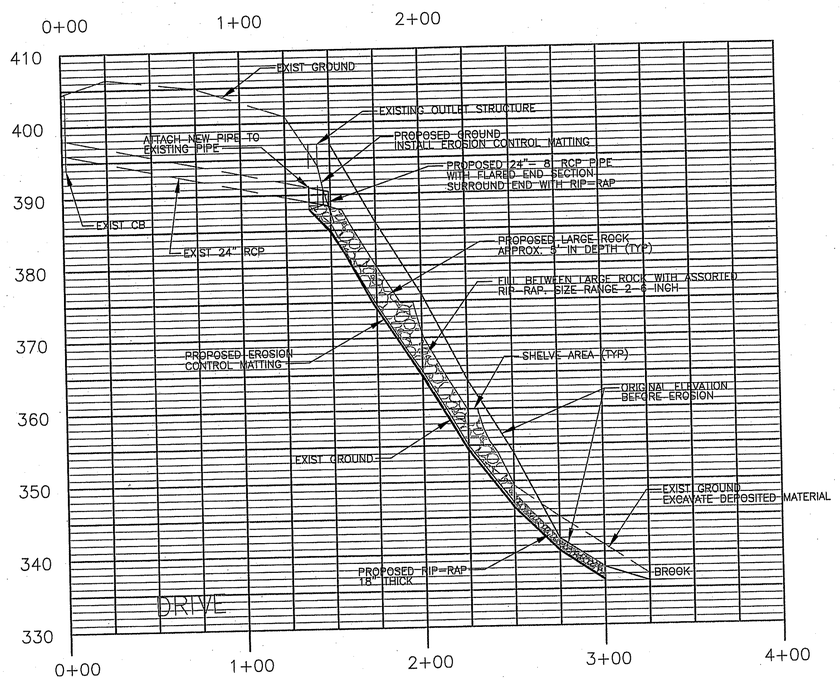
IWC FILE: _____



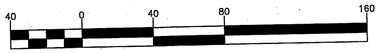
KEY MAP
SCALE 1"=500'



SCALE 1"=40'



SCALE: HORIZ. 1"=40'
VERT. 1"=10'



GRAPHIC SCALE

#1 - This map was prepared from Record Research, other maps, limited field measurments and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.

#2 - This Plan has been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300b-20. It is a Compilation Plan and is considered Class D and T-D Accuracy Standard.

To my knowledge and belief, this map is substantially correct as noted hereon.

David A. Smith Connecticut PELS #14173

This certification not valid unless this plan bears a live signature and my embossed seal

TOWN OF VERNON CONNECTICUT SEAL 1808

SITE PLAN

MARY LANE
DRAINAGE IMPROVEMENTS

TOWN OF VERNON
ENGINEERING DEPARTMENT
14 PARK PLACE, VERNON, CT 06066

SCALE: AS NOTED	DATE: MARCH 9, 2021	SHEET: 1 OF 2
FILE: Q:/ENGINEERING PROJECTS/BY STREET/Mary Lane Erosion/Rip Rap Swale		

GENERAL NOTES –

1. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS, AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
2. THE TOWN OF VERNON (TOV) PUBLIC WORKS DEPARTMENT (PWD) MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE TOV ENGINEERING DEPARTMENT, IN WRITING, IMMEDIATELY IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
3. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE PWD PRIOR TO THE START OF CONSTRUCTION. PWD MUST NOTIFY THE TOV ENGINEERING DEPARTMENT, IN WRITING, IF ANY CONFLICTS OR DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. THE PWD IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY PROPERTY DURING THE COURSE OF CONSTRUCTION.
5. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES –

1. ALL EROSION AND SEDIMENT CONTROLS MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN. EROSION CONTROLS MUST BE INSPECTED AFTER EACH RAINFALL.
3. SILT SHALL BE REMOVED FROM BARRIERS IF GREATER THAN 6–INCHES DEEP OR AS NEEDED.
4. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
5. TOPSOIL REQUIRED TO ESTABLISH VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL THE DISTURBED AREAS.
6. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL, PRIOR TO FILLING.
7. ALL FILL AREAS ARE TO BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND LOCAL SPECIFICATIONS.
8. FILL MATERIALS SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIALS, COMPRESSIBLE MATERIALS AND ALL OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIAL, SOFT MUCK, HIGHLY COMPRESSIBLE MATERIALS AND OTHER OBJECTIONABLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
10. SEEPS AND SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS.
11. ALL GRADING AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING ESTABLISHMENT OF THE FINAL GRADE. IF FINISHED GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE, TEMPORARY SOIL STABILIZATION MEASURES, INCLUDING TEMPORARY SEEDING, SHALL BE APPLIED.
12. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". IMPORT TOPSOIL AS NEEDED TO SUPPLEMENT RESERVED TOPSOIL.
13. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER OR HYDROSEEDER. NORMAL SEEDING DEPTH IS FROM ¼" TO ½". HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SURFACE.
14. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER SEEDER OR HYDROSEEDING IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
15. INSPECT THE SEEDBED PRIOR TO SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE–TILLED BEFORE SEEDING.

SUGGESTED CONSTRUCTION SEQUENCE –

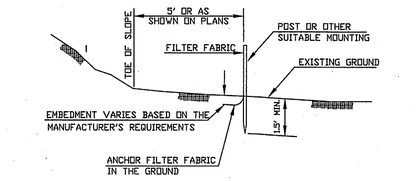
1. DEFINE LIMITS OF CLEARING.
2. ESTABLISH ANTI–TRACKING ENTRANCE.
3. REMOVE TREES AND WOODY VEGETATION WITHIN CLEARING LIMITS.
4. INSTALL SILTATION BARRIER.
5. RESHAPE SWALE AREA. USE DEPOSITED MATERIAL FROM LOWER AREA AND ANY ADDITIONAL SUITABLE MATERIAL AS NEEDED. COMPACT SOIL.
6. INSTALL EROSION CONTROL MATTING.
7. PLACE LARGE ROCK AND ASSORTED RIP–RAP WITHIN THE FILL AREA. SHAPE FILL AREA TO DESIRED CONTOUR.
8. CREATE SHELF AREAS WITHIN THE FILL AREA.
9. CREATE PLUNGE POOL AREA.
10. INSTALL NEW RCP PIPE AND FLARED END OVER SUITABLE COMPACTED MATERIAL.
11. RESHAPE SURROUNDING ROCK AND RIP–RAP AS NEEDED.
12. RESHAPE ANY DISTURBED AREAS.
13. LOAM AND SEED ALL DISTURBED AREAS.
14. REMOVE SAND BAGS FROM CATCH BASIN, IF NECESSARY.
15. REMOVE ANTI–TRACKING PAD.
16. RESTORE TEMPORARY ACCESS DRIVE.
17. REMOVE EROSION CONTROLS WHEN THE SITE IS FULLY STABILIZED.

NOTES –

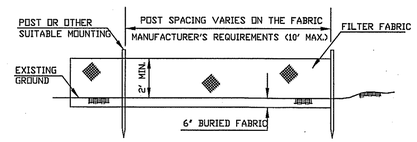
1. PROPOSED GRADES ARE GUIDELINES AND WILL BE ADJUSTED FOR FIELD CONDITIONS RELATED TO CUTS AND FILLS.
2. PERIMETER AEAS THAT ARE DISTURBED, BUT ULTIMATELY NOT PROTECTED WITH RIP–RAP SHALL BE STABILIZED, SEEDED TO GRASS AND MULCHED.
3. SHOULDERS OF PIPING AND DISTURBED AREAS ABOVE THE DISCHARGE TO ALSO BE PROTECTED BY RIP–RAP.
4. THE TOV ENGINEERING DEPARTMENT IS SUGGESTING THAT A SAND BAG PLUG BE INSTALLED IN THE EXISTING CATCH BASIN LOCATED ON MARY LANE PRIOR TO CONSTRUCTION OF THE FILL AREA. THIS MAY PREVENT A MAJOR WASH–OUT BEFORE THE SWALE IS FULLY CONSTRUCTED.

GENERAL NOTES

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE EROSION CONTROL SYSTEM AS SHOWN ON THE PLANS PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY WHICH DISTURBS EXISTING VEGETATIVE GROUND COVER.
2. SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIRED. CONTRACTOR SHALL INSTALL AND MAINTAIN ADDITIONAL MEASURES, AS REQUIRED, TO CONTROL EROSION AS THE CONSTRUCTION PROJECT PROGRESSES.
3. THE CONTRACTOR SHALL DAILY, OR AS DIRECTED, SWEEP THE PAVED ROADWAYS ADJACENT TO THE WORK AREA AND CONDUCT HIS ACTIVITIES TO MINIMIZE THE TRACKING OF SOIL ONTO THE ROADWAYS.



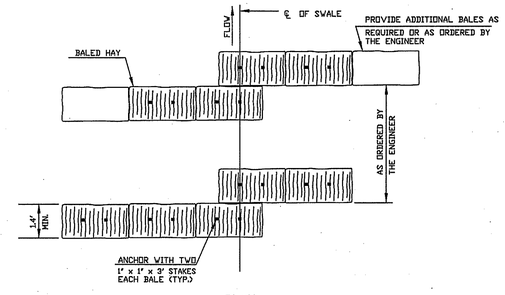
SECTION



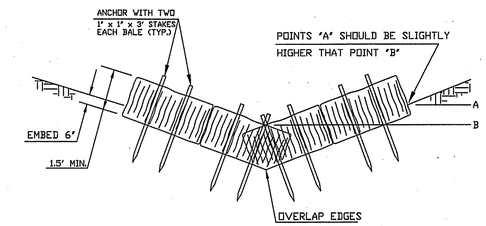
ELEVATION

SEDIMENTATION CONTROL SYSTEM – GEOTEXTILE FENCE

NOT TO SCALE



PLAN



ELEVATION

CHECK DAM (STRAW BALES)

NOT TO SCALE

CT DOT FORM 816

M.12.02 RIP RAP:

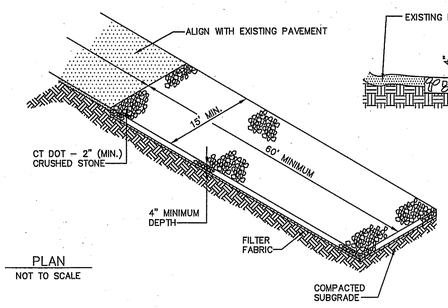
M.12.02.1 STANDARD: THE MATERIAL SHLL CONFORM TO THE FOLLOWING REQUIREMENTS:
NOT MORE THAN 15% LESS THAN 6", NO STONE LARGER THAN 30", 75% AT LEAST 15".

M.12.02.2 INTERMEDIATE: THE MATERIAL SHLL CONFORM TO THE FOLLOWING REQUIREMENTS:

STONE SIZE	% OF THE WEIGHT
18 in	0
10 in to 18 in	30–50
6 in to 10 in	30–50
4 in to 6 in	20–30
2 in to 4 in	10–20
less than 2 in	0–10

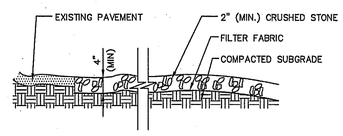
M.12.02.2 INTERMEDIATE: THE MATERIAL SHLL CONFORM TO THE FOLLOWING REQUIREMENTS:

STONE SIZE	% OF THE WEIGHT
10 in	0
6 in to 10 in	20–50
4 in to 6 in	30–60
2 in to 4 in	30–40
1 in to 2 in	10–20
less than 1 in	0–10



PLAN

NOT TO SCALE

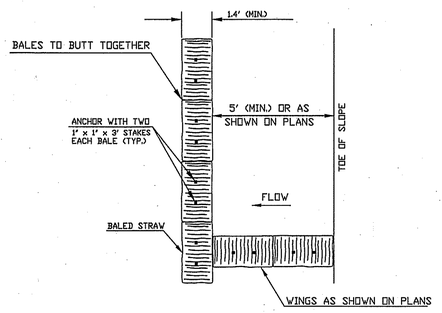


SECTION

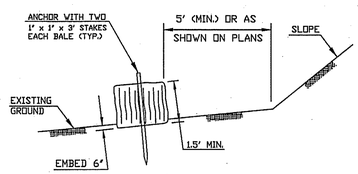
NOT TO SCALE

ANTI–TRACKING PAD

AS SHOWN



PLAN



ELEVATION

SEDIMENTATION CONTROL SYSTEM – STRAW BALES

NOT TO SCALE

TOWN OF VERNON CONNECTICUT SEAL 1808

DETAILS

MARY LANE
DRAINAGE IMPROVEMENTS

TOWN OF VERNON
ENGINEERING DEPARTMENT
14 PARK PLACE, VERNON, CT 06066

SCALE: NTS	DATE: MARCH 9, 2021	SHEET: 2 OF 2

FILE: Q:/ENGINEERING PROJECTS/BY STREET/Mary Lane – Erosion/Rip Rap Swale

APPLICATION 1

IWC 2021-01

RECEIVED

FEB 22 2021

TOWN PLANNER

TOWN OF VERNON

INLAND WETLANDS COMMISSION (IWC)

APPLICATION

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I. APPLICANT (S)

Name: Richard and Julie Clay

Title:

Company:

Address: 81 Ravens Croft, Vernon, Connecticut 06066

Telephone: (860) 944-2203 Fax:

E-mail: cabmkrs@comcast.net

II. PROPERTY OWNERS

Name: Richard and Julie Clay

Title:

Company:

Address: 58 Wildwood Road

Vernon, Connecticut 06066

Telephone: (860) 944-2203 Fax:

E-mail: cabmkrs@comcast.net

III. PROPERTY

Address: 58 Wildwood Road, Vernon, Connecticut 06066

Assessor ID Code: Map # 52 Block # 0139 Lot/Parcel # 00050

Land Record Reference to Deed Description: Volume: 2640 Page 134

USGA Location:

Circle the Map Quadrangle Name: Manchester # 38 Rockville #39

Circle the Sub regional Drainage Basin #: 3108 4500 4502 4503

Zoning District: R-27

IV. PROJECT

Project Name: New Home Construction - 58 Wildwood Road

Project Contact Person:

Name: Richard and Julie Clay

Title:

Company:

Address: 81 Ravens Croft, Vernon, Connecticut 06066

Telephone: (860) 944-2203 Fax:

E-mail: cabmkrs@comcast.net

V. PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "**The Town of Vernon Inland Wetlands and Watercourses Regulations**".

Purpose: Wetlands Permit for construction of single family residential house.

General Activities:

Regulated Activities:

Watercourse disturbance (linear feet): -0-

Wetlands disturbance (acres or sq. ft.): -0-

Upland Review Area (URA)disturbance: 7,000 SQ. FT.

Nonregulated activities & activities outside URA:

VI. APPLICATION

____ Redesignation of Wetlands

____ Amendment of Inland Wetlands and Watercourses Regulations

____ Modification of a Wetlands Redesignation

X Wetlands Permit

- X Non-significant activity
- ____ Significant activity with less than ½ acre site disturbance
- ____ Significant activity with site disturbance from ½ acre to and including 2 acres
- ____ Significant activity with site disturbance greater than 2 acres
- ____ Commission modification of a wetland permit in effect
- ____ Modification of a wetland permit by ;the Wetlands Agent

____ Approval of a license by the Wetlands Agent for activities in an upland

____ Appeal of a decision by the Wetlands Agent

____ Subdivision review per CGS Section 8-26

____ Jurisdictional ruling regarding permitted and nonregulated uses

____ Waiver, reduction, or delayed payment of fees (attach statement of justification)

- ____ Waiver
- ____ Reduction to $_____
- ____ Delay of payment to _____

VII. CERTIFICATION AND SIGNATURE

I, the undersigned Applicant or applicant's Agent, hereby certify that I have reviewed the "Town of Vernon Inland Wetlands and Watercourses Regulations" and have prepared this Application with complete and accurate information.

Property Owner, Applicant, or Applicant's Agent:

Applicant or Agent Signature	Printed Name	Date
	Richard Clay	2/18/21
Owner's Signature, if different	Printed Name	Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

RECEIVED
FEB 22 2021
TOWN PLANNERS OFFICE

DATE APPLICATION SUBMITTED_____

DATE APPLICATION RECEIVED BY COMMISSION_____

IWC FILE: IWC 2021-01

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
   (print name) _____ (signature) _____

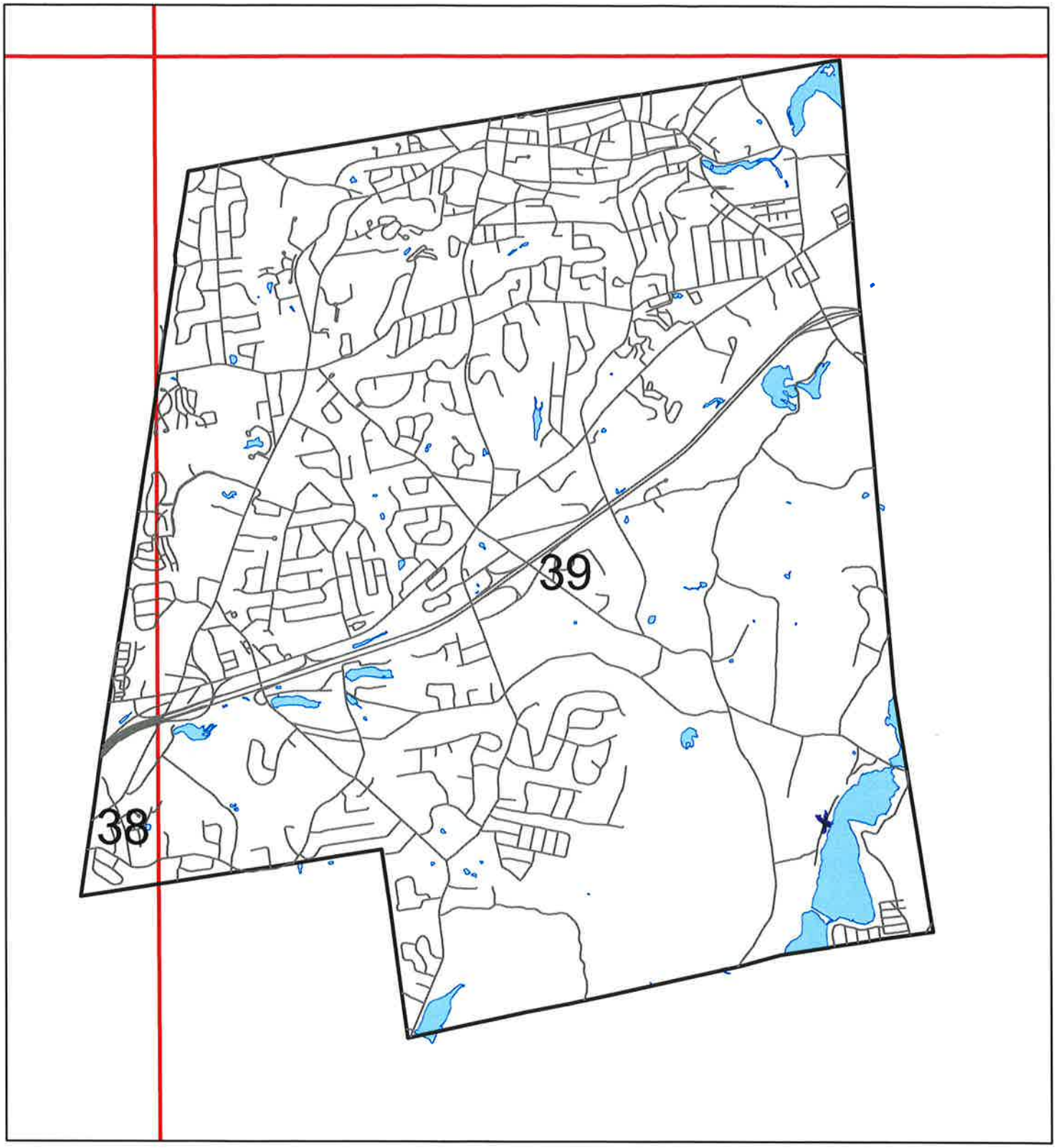
PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Vernon
   does this project cross municipal boundaries (check one)? yes ☐ no ☒
   if yes, list the other town(s) in which the action is occurring (print name(s)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: Rockville or number: _____
   subregional drainage basin number: 3108
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Richard and Julie Clay
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 58 Wildwood Road
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description:
   Removal of an existing cottage and construction of a single family home
9. ACTIVITY *PURPOSE* CODE (see instructions, only use one code): A
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 12, 14, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
    wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.25 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

PART III: To Be Completed By The DEEP

DATE RECEIVED: DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO



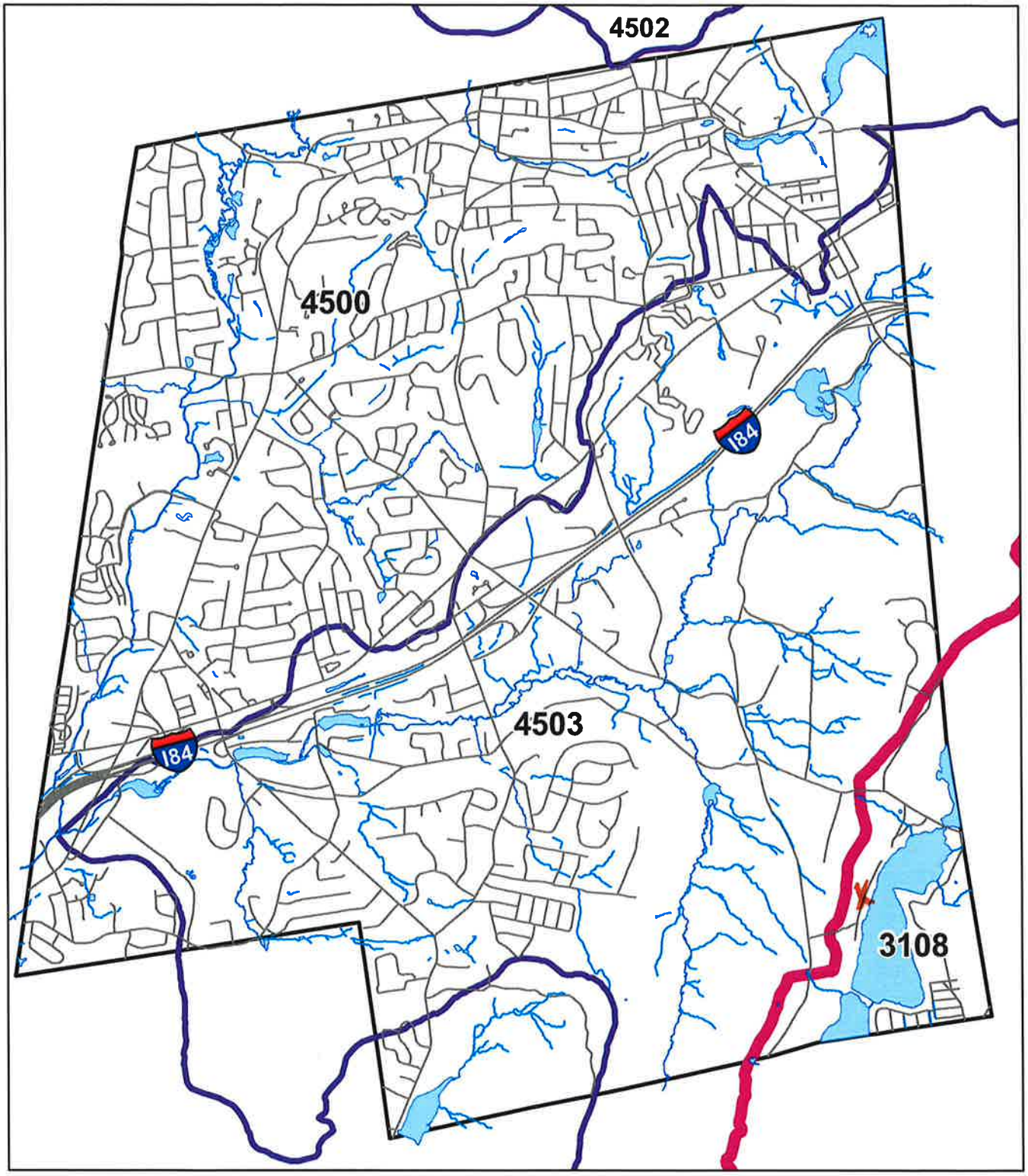
Legend

- Street Center Line
- Town Line
- Water Bodies
- Quad Index NAD83

USGS Quadrangles for Vernon, CT

38 - Manchester
39 - Rockville

N



Legend

- Water Bodies
- Major Basin
- Subregional Basin
- 4503 Basin ID#

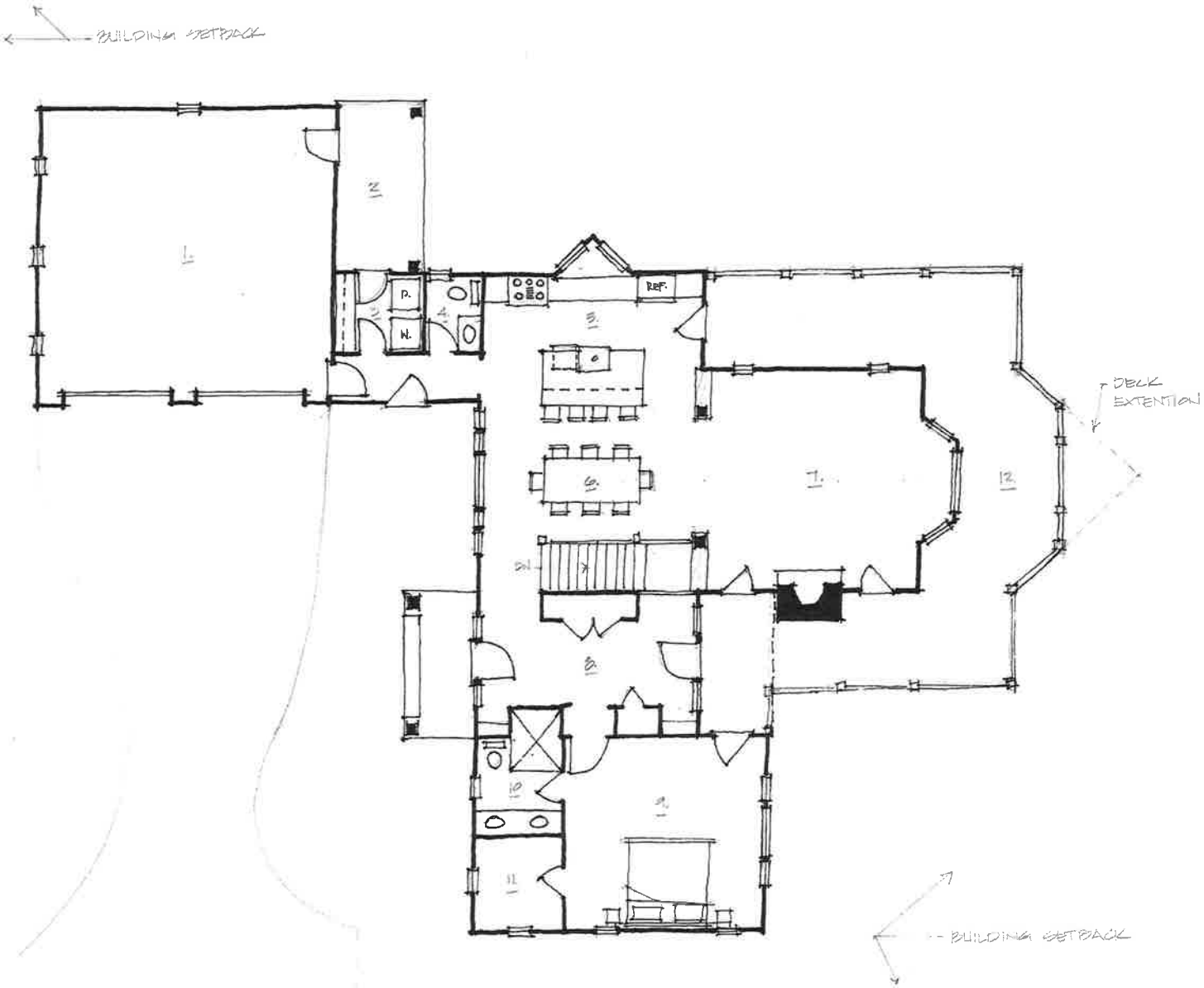
Town of Vernon
Subregional Drainage Basins

Source: CT DEP

This map was createdby the
Vernon Planning Department
June 2010

N

This map is for information only, and its utilization and verification shall be the sole responsibility of the user. No warranty, expressed or implied, is made by the Town of Vernon as to the accuracy or completeness of this map, nor shall the fact of distribution constitute any such warranty.



PROGRAM:

1. GARAGE - 24x24
2. BACK PORCH - 7x14
3. LAUNDRY - 6x7
4. HALF BATH
5. KITCHEN - 17x12
6. DINING - 17x10
7. FAMILY - 17x17
8. FOYER - 17x11
9. M. BED - 16x15
10. M. BATH - 7x8 (4x5 SHOWER)
11. WALK-IN-CLOSET - 7x7
12. WRAP-AROUND DECK - 8'-0" PROJECTION

THOMAS NOLAN
DESIGN, LLC
23 Freestone Avenue. Portland, CT 06480
Phone: 860.424.6588
tnolandesignllc@gmail.com

NEW CONSTRUCTION FOR:
THE CLAY RESIDENCE
58 WILDWOOD DRIVE
VERNON, CONNECTICUT 06066

SCHEMATIC DESIGN

Clay_Proposed_12-11-2020

SCALE: AS NOTED

DRAWING RELEASE DATE: DECEMBER 11, 2020

BID SET DATE: TBD

CONTRACT SET DATE: TBD

A1.0

WEST ELEVATION

THOMAS NOLAN
DESIGN, LLC
23 Freestone Avenue Portland, CT 06480
Phone: 860.424.6588
tnolandesignllc@gmail.com

NEW CONSTRUCTION FOR:
THE CLAY
RESIDENCE
58 WILDWOOD DRIVE
VERNON, CONNECTICUT 06066

SCHEMATIC DESIGN

Clay_Proposed_12-01-2020

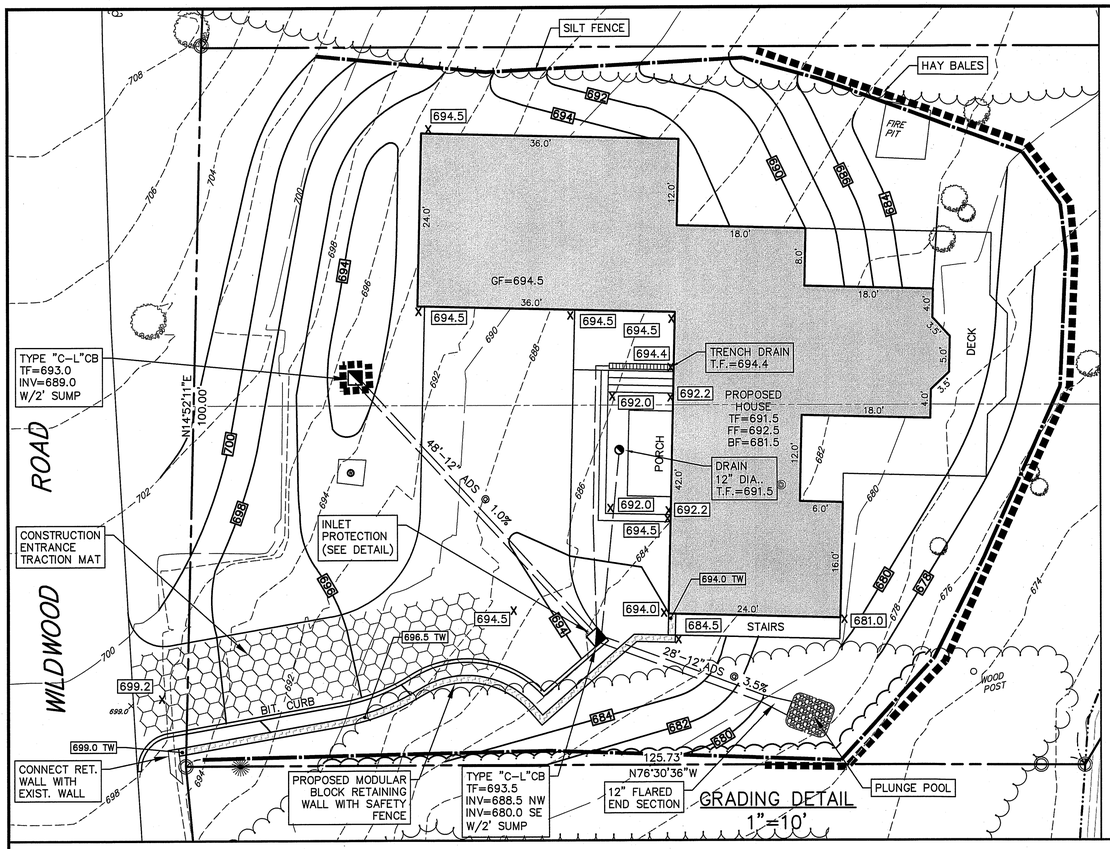
SCALE:
AS NOTED

DRAWING RELEASE DATE
DECEMBER 11, 2020

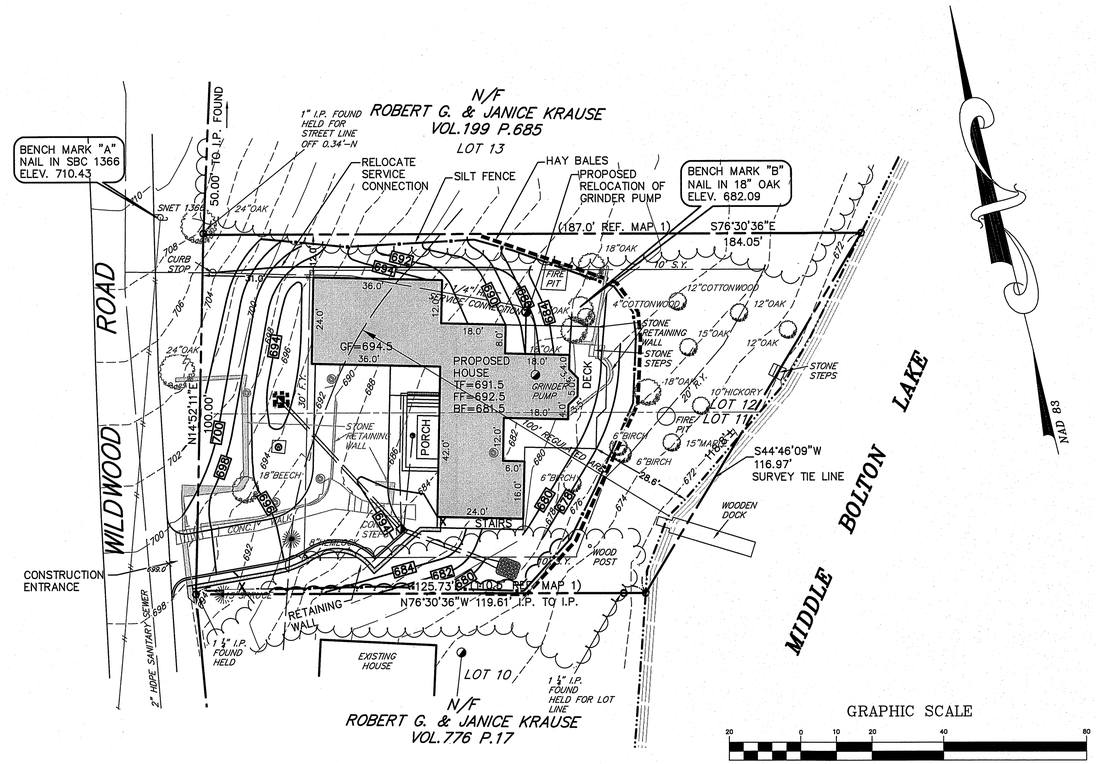
BID SET DATE:
TBD

CONTRACT SET DATE
TBD

A3.0

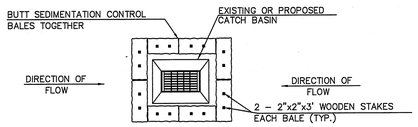


GRADING DETAIL
1"=10'

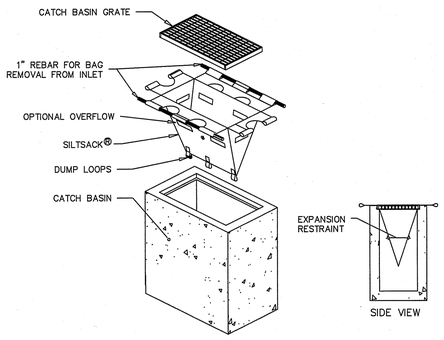


SITE PLAN
1"=20'

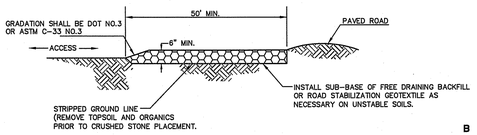
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

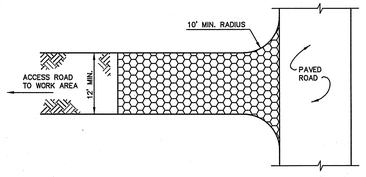


TYPICAL HAY BALE INSTALLATION
AT CATCH BASINS IN A DEPRESSION
NOT TO SCALE

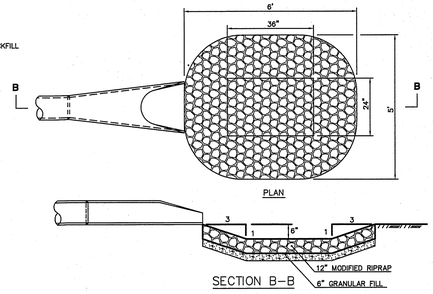


CATCH BASIN INLET PROTECTION
NOT TO SCALE





CONSTRUCTION ENTRANCE
NOT TO SCALE



PLUNGE POOL
NOT TO SCALE

ZONING DATA TABLE

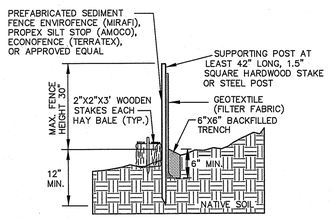
ZONE: R–27

	REQUIRED	PROPOSED
MIN. LOT AREA	27,000 S.F.	15,446 S.F.*
MIN. LOT WIDTH	150'	100.00'*
MIN. FRONT YARD	30'	31.0'
MIN. SIDE YARD	10'	12.0'
MIN. REAR YARD	20'	28.6'
MIN. FLOOR AREA	1,000 S.F.	1,650 S.F.
MAX. BUILDING HEIGHT	35' (2 ½ STORIES)	28'
MAX. LOT COVERAGE	25%	24.9% (3846 S.F.)

* PROPERTY IS PRE–EXISTING, NON–CONFORMING

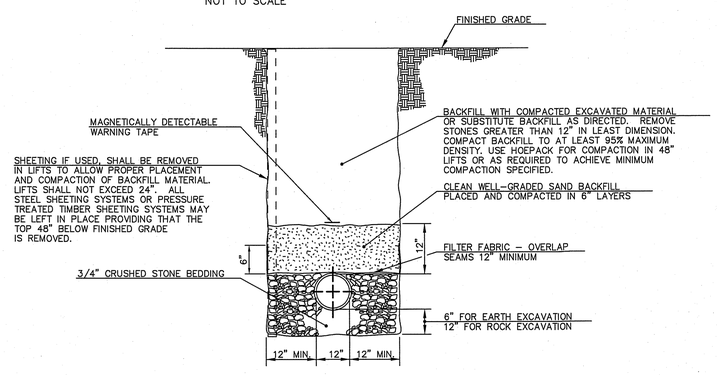
LEGEND

	PROPERTY LINE
	LOT LINE
	EDGE OF WATER
	TREE LINE
	LIMIT OF CLEARING
	PROPOSED SILT FENCE
	PROPOSED HAY BALES
	OVERHEAD WIRES
686	EXISTING ELEVATION CONTOUR
686	PROPOSED CONTOUR
X 694.0	PROPOSED SPOT ELEVATION
	PROPOSED CATCH BASIN
	TREES
	STUMP
	UTILITY POLE
	EXISTING WELL
	EXISTING GRINDER PUMP
CONC.	CONCRETE
F.Y.	FRONT YARD
S.Y.	SIDE YARD
R.Y.	REAR YARD



NOTE:
1. WOOD POSTS SHALL BE HARDWOOD 1 1/2" x 1 1/2" x 42" MIN. STEEL POST SHALL BE A MINIMUM OF 0.5 POUNDS PER LINEAR FOOT X 42".
2. JOINTS, WHEN REQUIRED, SHALL BE SPLICED & SECURELY SEALED TOGETHER, AT POST LOCATIONS ONLY, WITH A MINIMUM 6" OVERLAP.

SEDIMENTATION CONTROL SYSTEM INSTALLATION
NOT TO SCALE



12" ADS PIPE TRENCH DETAIL
NOT TO SCALE

REFERENCE MAPS:

1. "LAKE VIEW, VERNON, CONN., PROPERTY OF P.J. O'LEARY, JUNE 1926, SCALE 1"=100", BY GEORGE A. JOHNSON, C.E.
2. "BOLTON LAKES REGIONAL WPCA, RECORD DRAWING, BOLTON LAKES SEWER PROJECT–CONTRACT 5, VERNON, CONNECTICUT", DATE: JANUARY 2014, SCALE: 1"=40', SHEET RD–509, BY FUSS & O'NEILL.

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20, AS REVISED.

   TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY

   BOUNDARY DETERMINATION CATEGORY: RESURVEY

   CLASS OF HORIZONTAL ACCURACY: A–2

   CLASS OF TOPOGRAPHIC ACCURACY: T–2

2. THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

SURVEYOR'S SIGNATURE — DATE: 3-5-2021 — LICENSE NUMBER: 14649

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN.
CALL "CALL B–4–U DIG" AT 1–800–922–4455 PRIOR TO ANY EXCAVATION.

20167–PP.DWG 20167

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
170 Pane Road
Newington, Conn. 06111
TEL. (860) 666–0134
FAX (860) 666–3630

Scale: 1"=20'
Checked: AB
Date: 2–9–21
Drawn: DJD

Revision	Date
GRINDER PUMP RELOCATION	3–5–21
PER TOWN COMMENTS	3–4–21

RESURVEY
PREPARED FOR
RICHARD F. CLAY, JR.
58 WILDWOOD ROAD
VERNON, CONNECTICUT

IMPROVEMENT LOCATION SURVEY

Sheet 1 of 1

STAFF COMMENTS

TOWN OF VERNON

55 West Main St., VERNON, CT 06066-3291
(860) 870-3640
gmcgregor@vernon-ct.gov

OFFICE OF THE
TOWN PLANNER

MEMORANDUM

TO: Inland Wetlands Commission

FROM: George K. McGregor, AICP, Town Planner

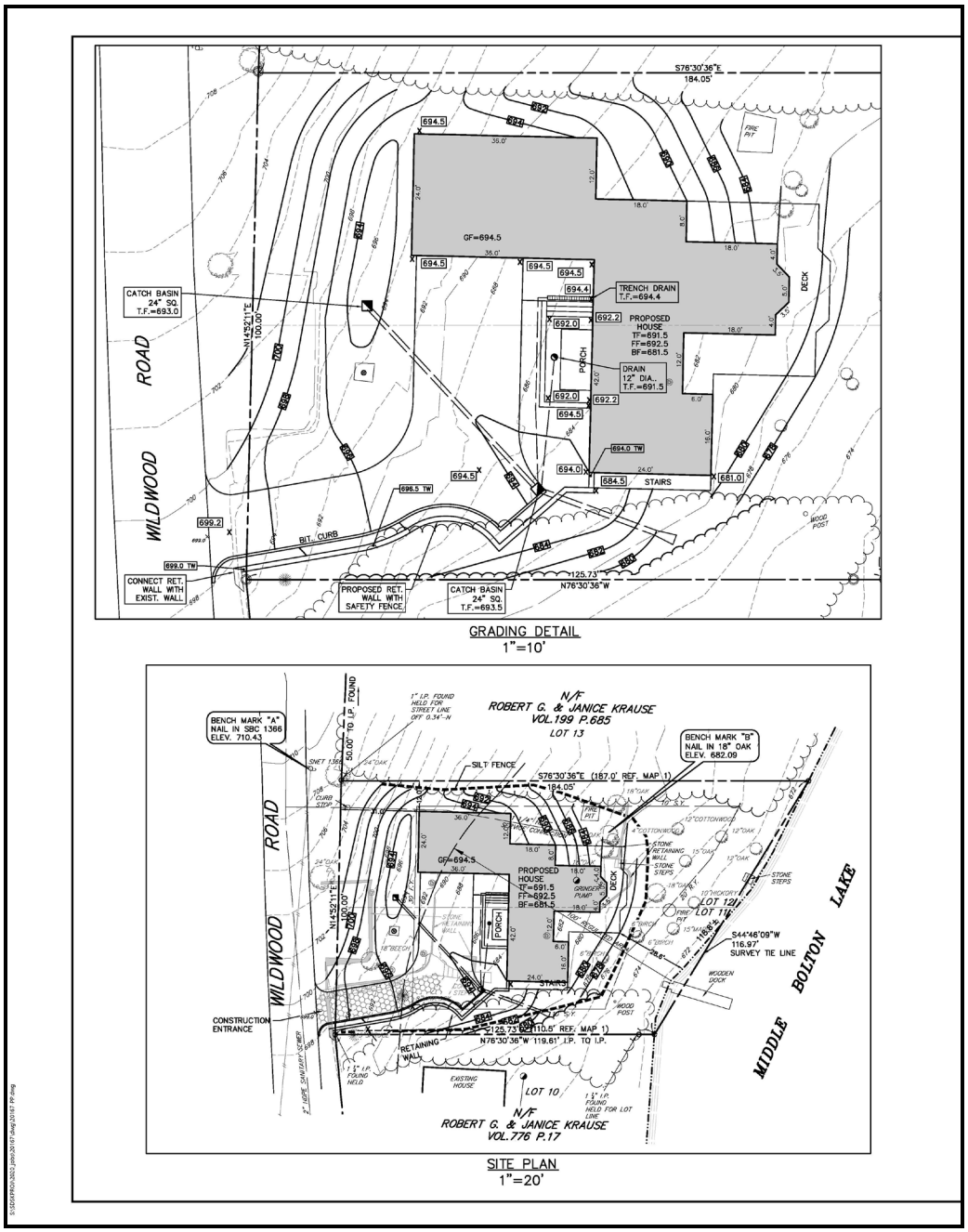
SUBJECT: IWC 2021-01-58 Wildwood Rd.

DATE: March 23, 2021

Request

Application **IWC 2021-01**, of Richard and Julie Clay for a wetlands permit by Commission, for the construction of a +- 2,400 s.f. single-family home at 58 Wildwood Rd. (Assessor's ID: Map 52, Block 139, Parcel 50). A wetlands permit is required as the regulated activities fall within 100 feet of a designated wetland. It appears there is approximately 7,000 sq.ft. of disturbance in the upland area.

The applicant proposes to construct a single-family home on a vacant lot. A site plan and elevations (above) have been provided (the full set is included in the applicant packet):



Staff Comments

The Town Engineer and Town Wetlands Officer suggested minor revisions including additional erosion control measures. Those comments are attached. The applicant has revised the plans satisfactorily in response; there are no staff identified outstanding issues. Staff recommends approval of the permit application.

Conservation Commission

The Conservation Commission, in an email attached, recommend limiting any additional disturbance along the lake.

Draft Motions

MOVED, that the Vernon Inland Wetlands and Watercourses Commission does hereby APPROVE, the application **(IWC-2021-01)** for a Wetlands permit by Commission, subject to the plan dated February 9, 2021, revised March 5, 2021, prepared by Bongiovanni Group, Inc. and based upon the following findings:

1. The project will have no adverse impacts on wetlands or watercourses;
2. The mitigation measures are acceptable;

OR

MOVED, an Alternate Motion

GKM

APPLICATION REVIEW COMMENTS

FROM: cperry@vernon-ct.gov

TO: _____

DATE: 02/25/2021

APPLICANT: CLAY RICHARD

PROJECT: Richard Clay

LOCATION: 58 WILDWOOD RD

My comments in regard to the application submitted to the Inland Wetland Commission (IWC) and/or Planning & Zoning Commission (PZC) are:

_____ NO COMMENT

_____ COMMENTS ATTACHED

_____ PLEASE NOTE THE FOLLOWING COMMENTS:

Please have the applicant address the following erosion control items of concern:

1. There is no erosion control protection around the proposed catch basins.

2. Due to the existing steep slope, I recommend the lower portion of the silt fence be backed up with straw or hay bales.

3. The proposed drainage pipe outfall has no erosion control protection at the outfall. Please have the Engineer address this.

SIGNATURE:_____ DATE:_____

From: Ryan Goad
To: McGregor, George
Cc: Szatkowski, Ursula; Minor, Kathleen
Subject: [EXTERNAL] Conservation Commission Comments on IWC 2021-01 (Richard & Julie Clay, 58 Wildwood Road)
Date: Monday, March 15, 2021 8:22:53 PM

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

At the March 15, 2021 Vernon Conservation Commission meeting, we discussed Application IWC-2101-01, of Richard and Julie Clay for a wetlands permit by commission, for the construction of a +-2,400 s.f. single-family home located at 58 Wildwood Rd., (Assessors ID: Map 52, Block 0139, Parcel 00050).

It is our understanding that the applicants intend to keep existing vegetation in the area between the planned house location and the Middle Bolton Lake shore. This commission applauds this measure to maintain a naturally-vegetated buffer between lawn areas and the lake. Allowing the area to remain as-is (as opposed to replacing it with a manicured lawn) will greatly lessen the likelihood of runoff containing lawn fertilizer nutrients reaching the water body. If the applicants plan to alter this configuration in the future, we recommend construction of a vegetated riparian buffer strip along the lakeshore as a means to filter nutrients and other particulates present in stormwater or irrigation runoff.

Respectfully,
C. Ryan Goad, Chair, Vernon Conservation Commission

C. Ryan Goad
Hydrogeologist
CMG Environmental, Inc.
67 Hall Road, Sturbridge MA 01566
774-241-0901 (p)
774-241-0906 (f)
860-729-4957 (mobile)

APPLICATION 2

IWC 2021-02

TOWN OF VERNON

INLAND WETLANDS COMMISSION (IWC)

APPLICATION

This form is to be used to apply to the Vernon Inland Wetlands Commission (IWC) for approval for a redesignation of a wetlands area, a change to the Inland Wetlands and Watercourses Regulations, and/or a permit to conduct a regulated activity in a wetland, watercourse, or upland review area (URA), which are defined as areas within one hundred (100) feet from the boundary of a wetland, watercourse, or intermittent watercourse and areas within two hundred (200) feet from the boundary of Gage's Brook, Hockanum River, Ogden Brook, Railroad Brook, Tankerhoosen River, Valley Falls Pond, Walker Reservoir East, Walker Reservoir West. Any activity that the Commission determines is likely to impact or affect wetlands or watercourses may be considered a regulated activity. **Provide all the information requested.**

The Applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property. Said interest shall be explained. If the applicant is not the property owner, written permission for this Application must be obtained from the property owner and submitted by letter signed by the property owner authorizing submission of the Application.

The Applicant understands that the Application is complete only when all information and documents required by IWC have been submitted and that any approval by the IWC relies upon complete and accurate information being provided by the Applicant. Incorrect information provided by the Applicant may make the approval invalid. The IWC may require additional information to be provided by the Applicant.

I. APPLICANT (S)

Name: Pamela Gieras

Title:

Company:

Address: 16 Vincent Court East Hartford, CT 06108

Telephone: (860) 212-0865 Fax:

E-mail: pjgieras@gmail.com

II. PROPERTY OWNERS

Name: Edith Gieras

Title:

Company:

Address: 16 Vincent Court
East Hartford CT 06108

Telephone: 860-748-8769 Fax:

E-mail: ediegieras@gmail.com

III. PROPERTY

Address: 7 Beechwood Rd.

Assessor ID Code: Map # 52 Block # 140F Lot/Parcel # 2, 3, 4, 5,

Land Record Reference to Deed Description: Volume: 1739 Page 263, 264, 265, 266

USGA Location:

Circle the Map Quadrangle Name: Manchester # 38 Rockville #39

Circle the Sub regional Drainage Basin #: 3108 4500 4502 4503

Zoning District: R-27

IV. PROJECT

Project Name:

Project Contact Person:

Name: Andrew Bushnell

Title: Project Engineer

Company: Bushnell Associates LLC.

Address: 563 Woodbridge St.
Manchester CT. 06042

Telephone: 860-643-7875 Fax:

E-mail: abushnell@bushnellassociatesllc.com

V. PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "**The Town of Vernon Inland Wetlands and Watercourses Regulations**".

Purpose: Construction of a new single family home

General Activities: Clearing of trees, installation of erosion controls
Construction of house, driveway, well, ~~septic system~~ sanitary sewer lateral
associated grading and lot restabilization

Regulated Activities:

Watercourse disturbance (linear feet): 0

Wetlands disturbance (acres or sq. ft.): 0

Upland Review Area (URA)disturbance: 9,929 ft² 0.23 acres

Nonregulated activities & activities outside URA: 381 ft² 0.009 acres

VI. APPLICATION

____ Redesignation of Wetlands

____ Amendment of Inland Wetlands and Watercourses Regulations

____ Modification of a Wetlands Redesignation

____ Wetlands Permit

- ✓ Non-significant activity
- ____ Significant activity with less than ½ acre site disturbance
- ____ Significant activity with site disturbance from ½ acre to and including 2 acres
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- ____ Modification of a wetland permit by ;the Wetlands Agent

____ Approval of a license by the Wetlands Agent for activities in an upland

____ Appeal of a decision by the Wetlands Agent

____ Subdivision review per CGS Section 8-26

____ Jurisdictional ruling regarding permitted and nonregulated uses

____ Waiver, reduction, or delayed payment of fees (attach statement of justification)

- ____ Waiver
- ____ Reduction to $_____
- ____ Delay of payment to _____

RECEIVED

FEB 23 2021

TOWN PLANNERS OFFICE

VII. CERTIFICATION AND SIGNATURE

I, the undersigned Applicant or applicant's Agent, hereby certify that I have reviewed the "Town of Vernon Inland Wetlands and Watercourses Regulations" and have prepared this Application with complete and accurate information.

Property Owner, Applicant, or Applicant's Agent:

Pamela Gieras	Pamela Gieras	2-23-21
Applicant or Agent Signature	Printed Name	Date
Edith Gieras	Edith Gieras	2-23-21
Owner's Signature, if different	Printed Name	Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

DATE APPLICATION SUBMITTED 2-23-21

DATE APPLICATION RECEIVED BY COMMISSION 2-23-21 OKmc.

IWC FILE: 2021-02

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
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Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
   (print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Vernon
   does this project cross municipal boundaries (check one)? yes ☐ no ☑
   if yes, list the other town(s) in which the action is occurring (print name(s)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: Rockville or number: 39
   subregional drainage basin number: 3108
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Pam Gieras
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 7 Beechwood Rd. Vernon CT
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☑ description:
   Construction of new home and associated improvements
9. ACTIVITY *PURPOSE* CODE (see instructions, only use one code): A
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 12, 14, 2, 9
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
    wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.23 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

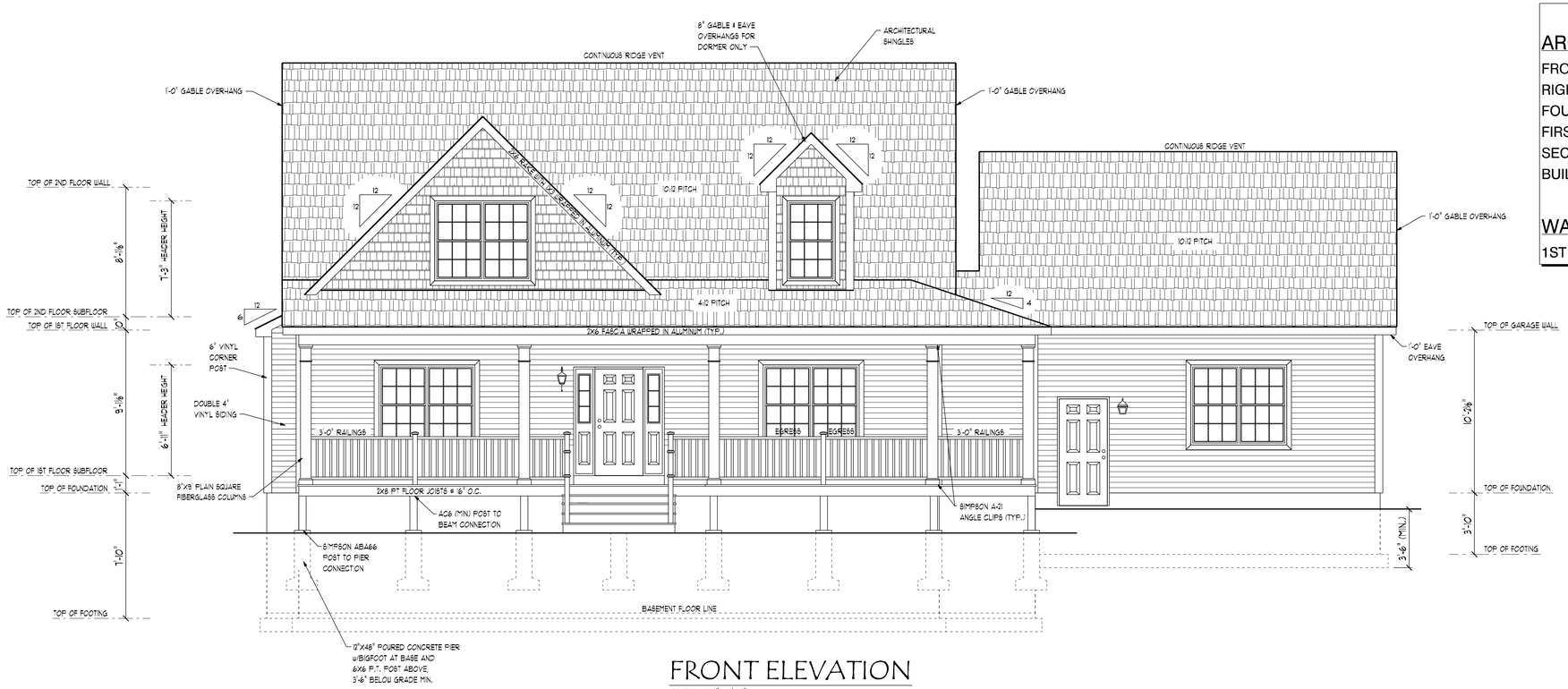
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

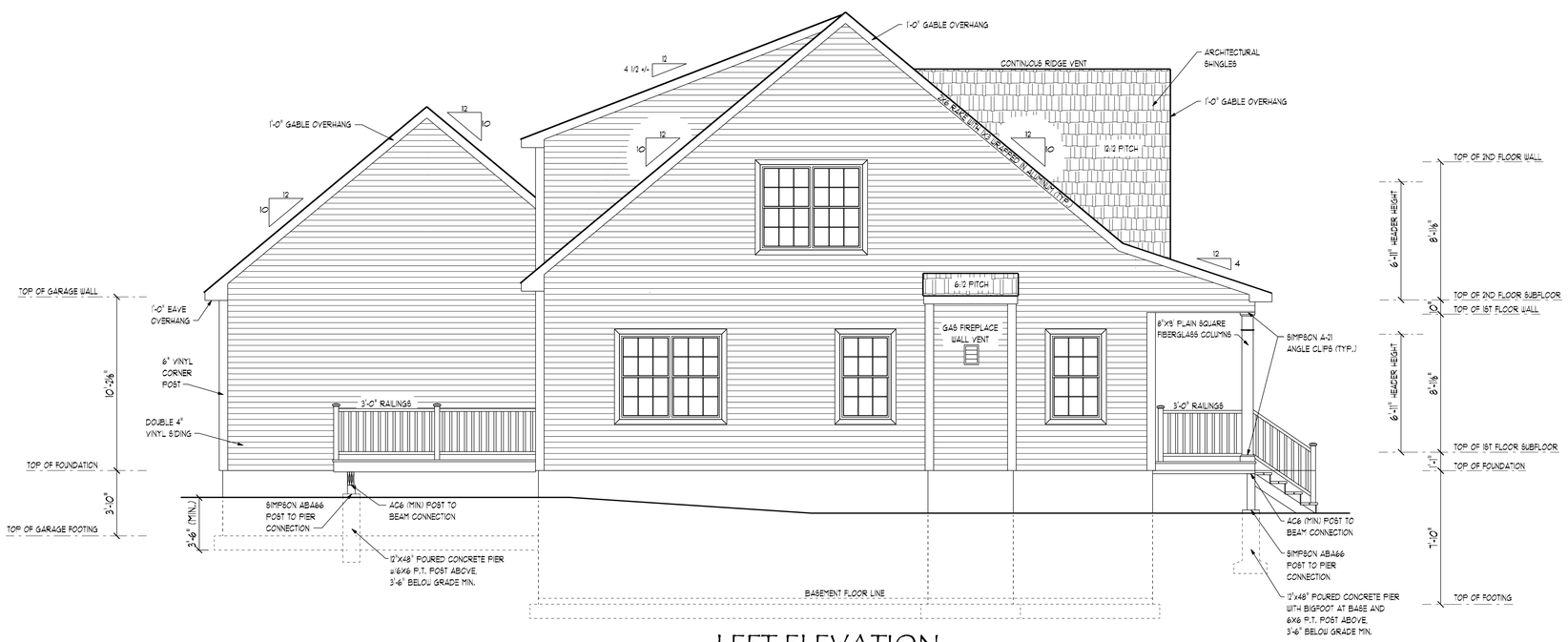
FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

DRAWING LIST

ARCHITECTURAL

FRONT & LEFT ELEVATIONS ____ A-1
RIGHT & REAR ELEVATIONS ____ A-2
FOUNDATION PLAN ____ A-3
FIRST FLOOR PLAN ____ A-4
SECOND FLOOR PLAN ____ A-5
BUILDING SECTIONS & GENERAL NOTES ____ A-6

WALL BRACING

1ST FLOOR BRACED WALL PLAN & DETAILS B-1

K.O. HOME DESIGN, LLC.
ARCHITECTURAL DESIGN & WALL BRACING SPECIALISTS
ELLINGTON, CT 06029
CELL: 860.930.7075
KEITH@KOHOMEDESIGN.COM

NEW RESIDENCE FOR PAM GIERAS
7 BEECHWOOD ROAD
VERNON, CT 06066

DRAWN FOR:
PAM GIERAS

BUILDING AREA

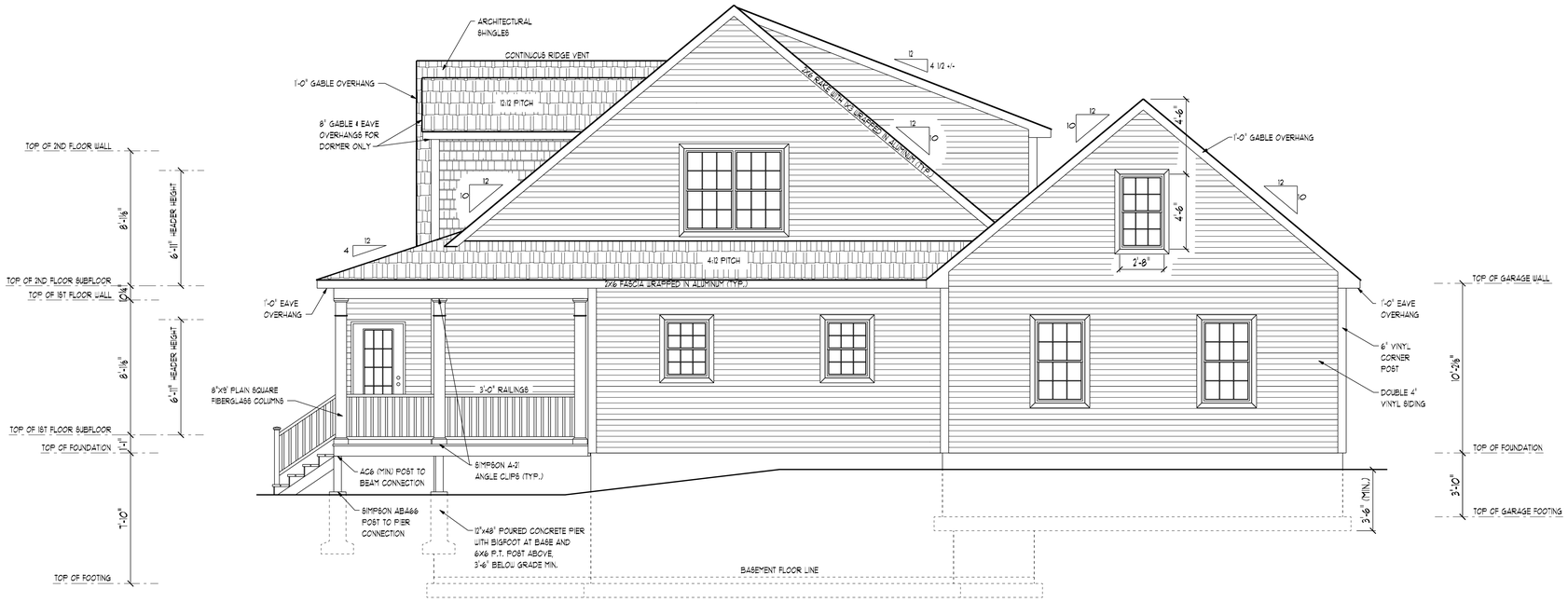
FIRST FLOOR:	1580 SQ. FT.
SECOND FLOOR:	588 SQ. FT.
TOTAL:	2168 SQ. FT.
BASEMENT:	1580 SQ. FT.
GARAGE:	571 SQ. FT.
REAR DECK:	192 SQ. FT.

DATE
3/10/21

REVISIONS:

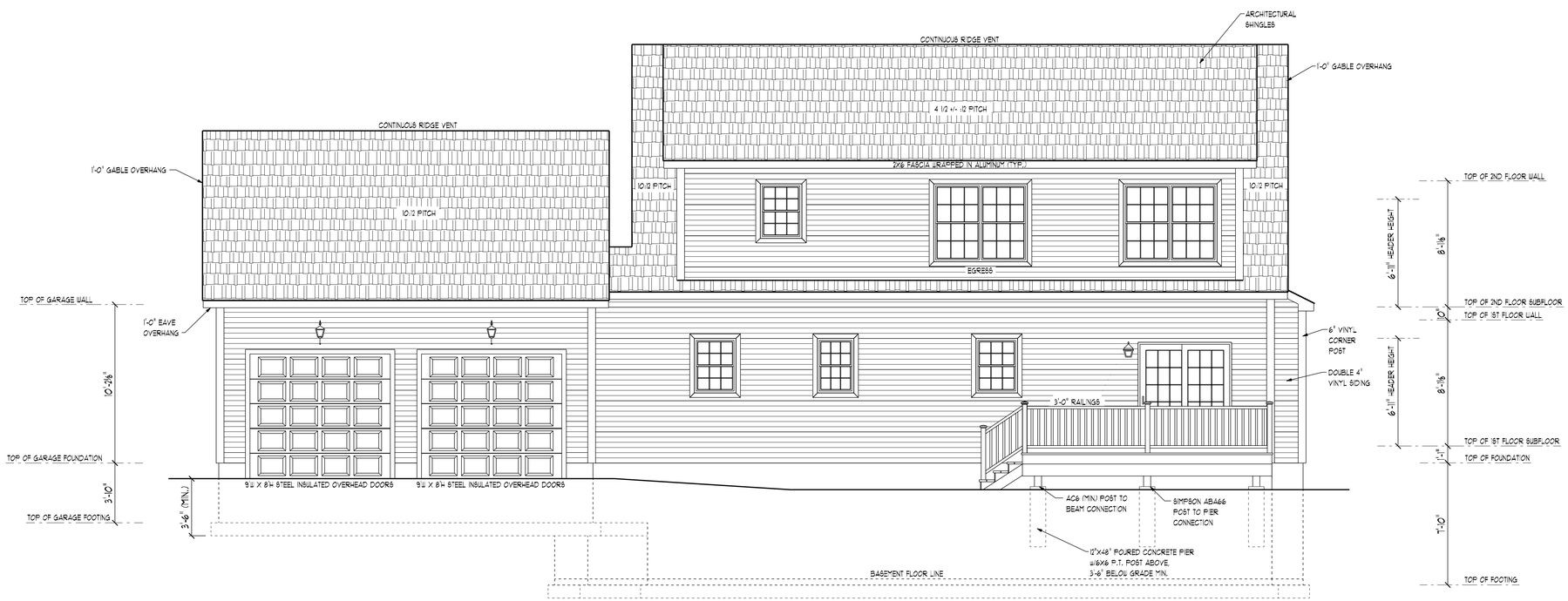
SCALE
1/4" = 1'-0"

DRAWING #
A-1



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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DATE
3/10/21

REVISIONS:

SCALE
1/4" = 1'-0"

DRAWING #
A-2

SURVEY NOTES:

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY IMPROVEMENT LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHICAL SURVEY ACCURACY CLASS T-2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE EXISTING AND PROPOSED IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

2.) PROPERTY IS LOCATED IN A R-27 ZONE.

3.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP NUMBER 09013100I5C EFFECTIVE AUGUST 9, 1999.

4.) TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. USING AN ASSUMED DATUM.

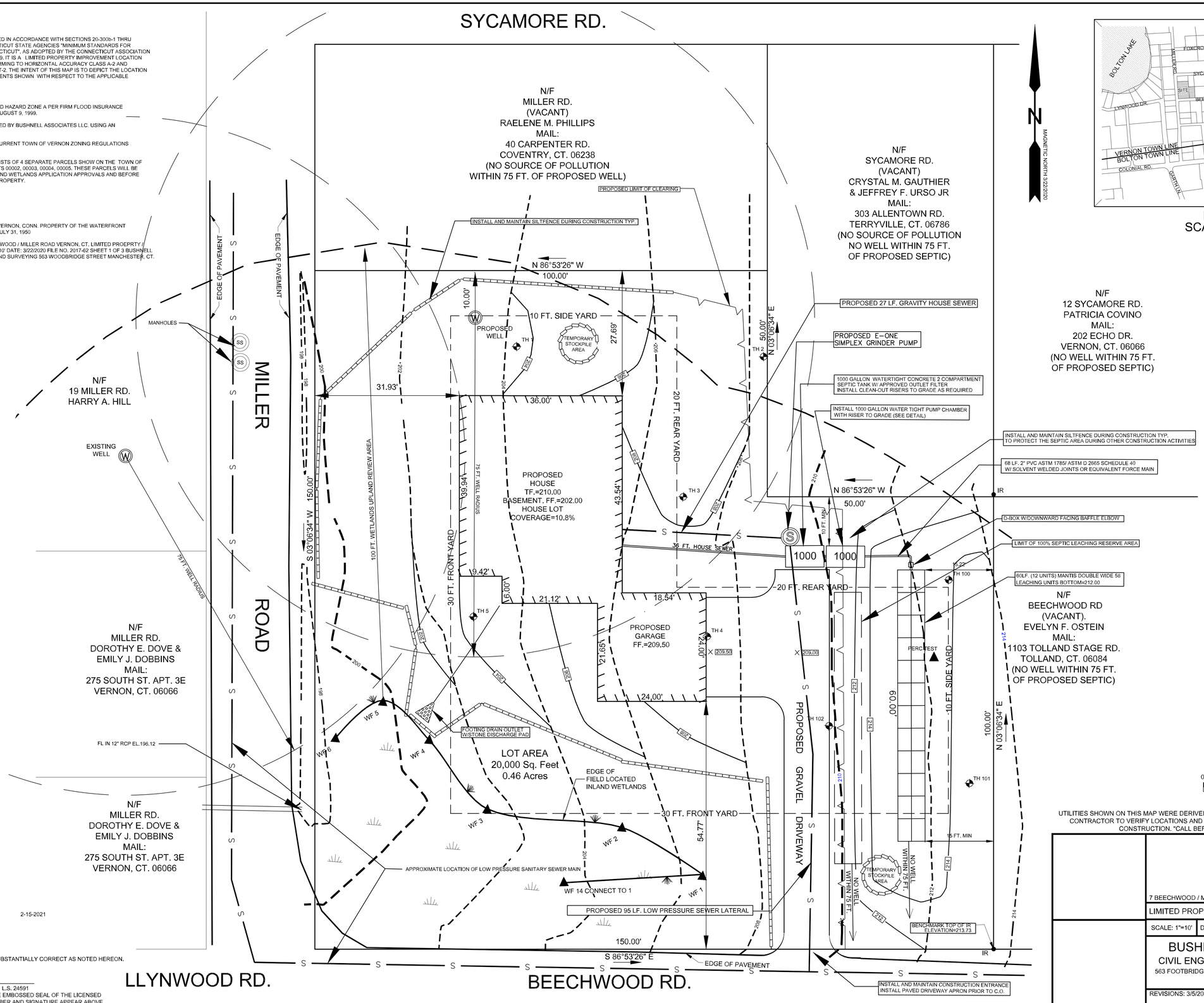
5.) THE PROPERTY IS NON-CONFORMING TO CURRENT TOWN OF VERNON ZONING REGULATIONS FOR REQUIRED LOT AREA.

6.) THE PROPERTY SHOWN CURRENTLY CONSISTS OF 4 SEPARATE PARCELS SHOW ON THE TOWN OF VERNON ASSESSOR'S MAP 52 BLOCK 140F LOTS 00002, 00003, 00004, 00005. THESE PARCELS WILL BE COMBINED INTO ONE PARCEL UPON ZONING AND WETLANDS APPLICATION APPROVALS AND BEFORE THE START OF ANY CONSTRUCTION ON THE PROPERTY.

MAP REFERENCES:

1.) MAP OF BOLTON LAKE SHORES BOLTON & VERNON, CONN. PROPERTY OF THE WATERFRONT REALTY CO. HARTFORD, CONN. SCALE 1"=50' JULY 31, 1950

2.) PLAN PREPARED FOR GREG PECK 7 BEECHWOOD / MILLER ROAD VERNON, CT. LIMITED PROEPRTY / IMPROVEMENT LOCATION SURVEY SCALE: 1"=10' DATE: 3/22/2020 FILE NO. 2017-62 SHEET 1 OF 3 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISED TO 6/3/2020



UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

2-15-2021

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

PLAN PREPARED FOR

PAM GIERAS

7 BEECHWOOD / MILLER ROAD — VERNON, CT.

LIMITED PROPERTY / IMPROVEMENT LOCATION SURVEY

SCALE: 1"=10'	DATE: 2/15/2021	FILE NO. 2021-11	SHEET: 1 OF 3

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 FOOTBRIDGE STREET — MANCHESTER, CT. 06042
860-643-7875

REVISIONS: 3/5/2021 FOOTING DRAIN OUTLET

EROSION AND SEDIMENTATION PLAN:
RESPONSIBLE JOB SITE PERSONAL: TO BE DETERMINED
EXPECTED START DATE: TO BE DETERMINED
[illegible]

1.) EROSION AND SEDIMENTATION CONTROL ACTIVITIES TO CONFORM TO PRACTICES OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL

2.) PRIOR TO SITE DISTURBANCE INSTALL SILT FENCE AND ANTI-TRACKING PAD AT LOCATIONS SHOWN ON THE MAP. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES MAYBE REQUIRED AS FIELD CONDITIONS REQUIRE. CONTACT THE TOWN EROSION CONTROL OFFICER TO SCHEDULE AN INSPECTION OF THESE INSTALLED MEASURES PRIOR TO ANY FURTHER SITE DISTURBANCE.

3.) INSPECT AND REPAIR AS REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY, ALSO BEFORE AND AFTER LARGE RAIN STORMS

4.) STRIP AND STOCKPILE TOPSOIL

5.) [illegible]

6.) SPREAD TOPSOIL, MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS AS SOON AS POSSIBLE. USE A GRASS SEED MIXTURE BASED ON SITE CONDITIONS (i.e. SUN OR SHADE) AND THE SEASONAL WEATHER CONDITIONS

7.) REMOVE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AFTER ENTIRE SITE HAS BEEN STABILIZED

8.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE

9.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED PRIOR TO OCTOBER 15.

SITE SEEDING NOTES
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SITE EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS/1000 SQ FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS/AC. OR 7.5 LBS. PER 1000 SQ FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION: USE	LB/1000 SQ FT	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-6/15
	0.45	CREEPING RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREEPING RED FESCUE	[illegible]
	0.05	RED TOP	[illegible]
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.8	CREEPING RED FESCUE	[illegible]
	0.2	RED TOP	[illegible]
TEMPORARY COVER	3.0	WINTER RYE OR	4/15-6/15 8/15-10/15
	1.0	ANNUAL RYEGRASS	3/1-6/15 8/1-10/15

IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION. SOAKING THE GROUND TO A DEPTH OF 4 INCHES

SEPTIC SYSTEM DESIGN NOTES AND CRITERIA:

[illegible]
JANUARY 1, 2018.

[illegible]

[illegible]
NUMBER OF BEDROOMS 3
PERCOLATION RATE 10.1-20 MIN/INCH
RESTRICTIVE LAYER 18" TP 102
GROUND SLOPE 10.1-15.0%
[illegible]

REQUIRED: 1,000 GALLON TWO-COMPARTMENT SEPTIC TANK AND 675 SQ. FT. OF EFFECTIVE LEACHING AREA

PROVIDED: 1,000 GALLON TWO-COMPARTMENT CONCRETE SEPTIC TANK (ACCESS RISERS REQUIRED TO LESS THAN 12" FROM FINAL GRADE) AND 80 LINEAL FEET OF ELJEN MANTIS DOUBLE WIDE 58 (12 UNITS) BACKFILLED WITH APPROVED ELJEN SPECIFIED SELECT SAND (EFFECTIVE LEACHING CREDIT 11.8 SQ FT/FT) WITH AN EFFECTIVE LEACHING AREA OF 698 SQ FT. WITH HOUSE SEWER PIPE OF 4" DIA. SCHEDULE 40 ASTM D-1785 / ASTM D-2665. (NO OVER SIZED TUB, GARBAGE DISPOSAL OR WATER TREATMENT SYSTEM EFFLUENT SHALL BE DISCHARGE TO THE LEACHING SYSTEM)

[illegible] EXISTING GRADE

THE SEPTIC SYSTEM AREA SHALL NOT BE DISTURBED PRIOR TO STAKEOUT OF THE SYSTEM BY THE DESIGN ENGINEER

THE DESIGN ENGINEER SHALL STAKE OUT THE SEPTIC SYSTEM, SET A LOCAL BENCHMARK AND SUPPLY THE EASTERN HIGHLANDS HEALTH DISTRICT WITH A STAKING VERIFICATION MEMO BEFORE A PERMIT TO INSTALL THE SYSTEM WILL BE ISSUED

ELJEN MANTIS SPECIFIED SAND REQUIREMENTS (INSTALLER TO SUPPLY A COPY OF A SIEVE ANALYSIS FROM THE MATERIAL SUPPLIER TO ENSURE THAT THE SAND USED TO BACKFILL THE MANTIS UNITS MEETS THE SPECIFICATION REQUIREMENTS BELOW) (ASTM C33)

SIEVE SIZE	SIEVE SQUARE OPENING SIZE	SPECIFIED PERCENT PASSING (WET SIEVE)
3/8"	9.5 mm	100.0
#4	4.75 mm	95.0-100.0
#8	2.36 mm	80.0-100.0
#16	1.18 mm	50.0-85.0
#30	600 um	25.0-60.0
#50	300 um	5.0-30.0
#100	150 um	< 10.0
#200	75 um	< 5.0

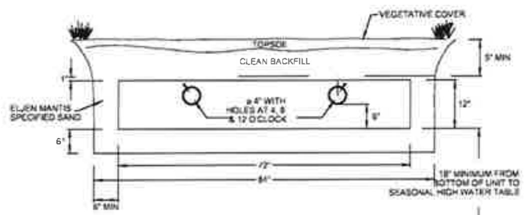
SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND OR SAND AND GRAVEL FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES
THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER. SELECT FILL EXCEEDING 5% PASSING THE #200 SIEVE BASED ON A WET SIEVE TEST CANNOT BE APPROVED BY THE DESIGN ENGINEER
1.) THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE
2.) UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE
3.) THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED
4.) THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA

SIEVE SIZE	PERCENT PASSING WET SIEVE	PERCENT PASSING DRY SIEVE
#4	100	100
#10	70 - 100	70 - 100
#40	10 - 50*	10-75
#100	0 - 20	0 - 5
#200	0 - 5	0 - 2.5

*PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%

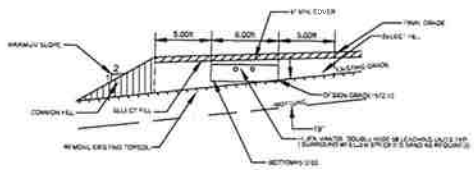
SELECT FILL THAT DOES NOT MEET THE DRY SIEVE GRADATION CRITERIA BUT MEETS THE WET SIEVE CRITERIA IS ACCEPTABLE.

THE LICENSED INSTALLER IS RESPONSIBLE FOR PREPARING THE LEACHING AREA WITH REQUIRED SELECT FILL. THE TOPSOIL IN THE LEACHING AREA MUST BE COMPLETELY REMOVED AND THE SUBSOIL SCARIFIED PRIOR TO SELECT FILL PLACEMENT. THE INSTALLER SHALL TAKE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOIL FROM OVERCOMPACTION, SILTATION OR OTHER DAMAGE. THE INSTALLER IS RESPONSIBLE FOR PROPERLY COMPACTING THE SELECT FILL TO FACILITATE CONSTRUCTION AND TO PREVENT SETTLING. SELECT FILL SHALL EXTEND A MINIMUM OF FIVE (5) FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING AREA



NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURESED FROM THE TOP OF THE UNIT TO FINISHED GRADE

ELJEN DOUBLE WIDE 58 LEACHING UNIT DETAILS
NOT TO SCALE



SEPTIC SYSTEM CROSS SECTION
SCALE 1"=5'

TEST PITS OBSERVED BY BRIAN BIELAWIEC AND RACHEL
NORTH CENTRAL DISTRICT HEALTH DEPARTMENT
JANUARY 28 2020

TEST PIT 100
0-12" TOP SOIL, WELL ROOTED
12-31 ORANGE BROWN FINE SANDY LOAM
31-70 GREY SILTY TILL WET SOMEWHAT COMPACT AND MOTTLED
MOTTLES @ 34"
ROOTS @ 40"
SEEPAGE @ 43"
NO LEDGE

TEST PIT 101
0-10 TOP SOIL
10-32 ORANGE BROWN FINE SANDY LOAM
32-67" GREY SILTY TILL WET & MODERATELY COMPACT
MOTTLES @ 28"
SEEPAGE @ 36"
NO LEDGE

TEST PIT 102
0-12" TOP SOIL, WELL ROOTED
12-24 ORANGE BROWN FINE SANDY LOAM
24-82" GREY SILTY TILL WET COMPACT AND WET
MOTTLES @ 18"
ROOTS TO 27"
SEEPAGE @ 24"
NO LEDGE

[illegible]

TEST PIT 1
0-8" TOP SOIL LEAF LITTER
8"-2.0 LIGHT BROWN FINE SANDY LOAM DAMP
2.0-7.7 GREY DENSE COMPACT HEAVILY MOTTLED SAND WITH SOME SILT DAMP
NO LEDGE
2.0 WATER
3.7 ROOTS
2.0 MOTTLING

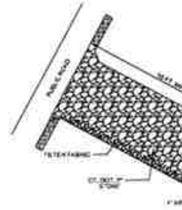
TEST PIT 2
0-7" TOP SOIL LEAF LITTER
7"-2.0 LIGHT BROWN FINE SANDY LOAM WET
2.0-8.3 [illegible]
NO LEDGE
1.9 WATER
1.8 ROOTS
2.0 MOTTLING

TEST PIT 3
0-9" TOP SOIL LEAF LITTER
9"-1.8 LIGHT BROWN FINE SANDY LOAM WET
1.8-8.3 GREY BROWN FINE SAND HEAVILY MOTTLED SLIGHTLY DAMP DENSE COMPACTION
NO LEDGE
1.7 WATER
1.8 ROOTS
1.8 MOTTLING

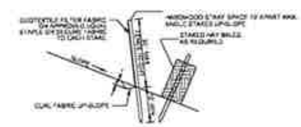
TEST PIT 4
0-7" TOP SOIL LEAF LITTER
7"-1.8 LIGHT BROWN FINE SANDY LOAM DAMP TO WET
1.8-7.5 GREY BROWN FINE SAND FIRM COMPACTION DAMP
NO LEDGE
1.4 WATER
1.8 ROOTS
1.8 MOTTLING

TEST PIT 5
0-7" TOP SOIL LEAF LITTER
7"-2.6 LIGHT BROWN FINE SANDY LOAM DAMP
2.6-8.0 GREY BROWN FINE SAND DENSE COMPACTION DAMP
NO LEDGE
2.1 WATER
2.6 ROOTS
2.6 MOTTLING

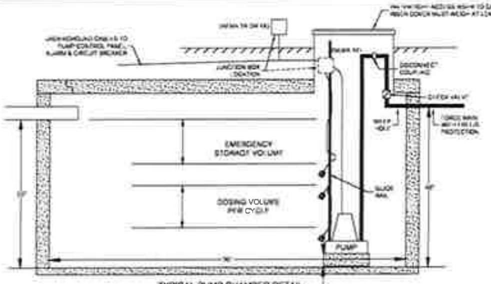
PERCOLATION TEST
[illegible]



ANTI - TRACKING CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



TYPICAL PUMP CHAMBER DETAIL
NOT TO SCALE

AN ELECTRICAL PERMIT AND NECESSARY INSPECTIONS OBTAINED BY THE TOWN OF VERNON DEPARTMENT FOR WIRING THE PUMP CHAMBER SHALL BE CONDUCTED PRIOR TO ISSUING A PERMIT TO DISCHARGE. ALARM SHALL BE VISUAL AND AUDITORY AND ON A SEPARATE SWITCH FROM THE PUMP ON AND OFF

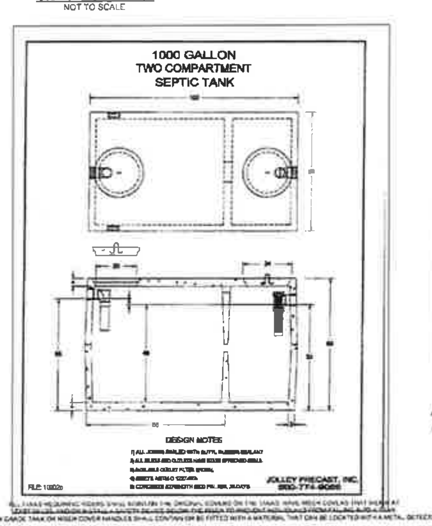
1000 GALLON PUMP CHAMBER FLOAT SWITCH LEVEL SPECIFICATIONS:
[illegible]

PUMP OFF	1.0 FEET	12 INCHES
PUMP ON	1.7 FEET	20.4 INCHES
ALARM ON	1.9 FEET	23 INCHES
INVERT OUT	4.0 FEET	48 INCHES

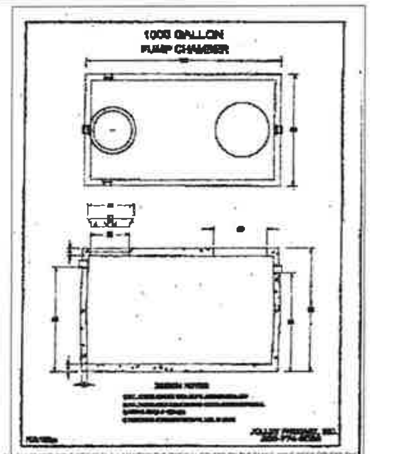
(ALL MEASUREMENTS FROM THE CHAMBER FLOOR)

PUMP OFF 250 GALLONS
PUMP ON 440 GALLONS
ALARM ON 492 GALLONS
CHAMBER CAPACITY 1000 GALLONS
180 GALLONS OF EFFLUENT PUMPED TO LEACH FIELD PER CYCLE
EMERGENCY CHAMBER STORAGE CAPACITY = 508 GALLONS

1000 GALLON TWO COMPARTMENT SEPTIC TANK



1000 GALLON PUMP CHAMBER



UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING. CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)"

PLAN PREPARED FOR

PAM GIERAS

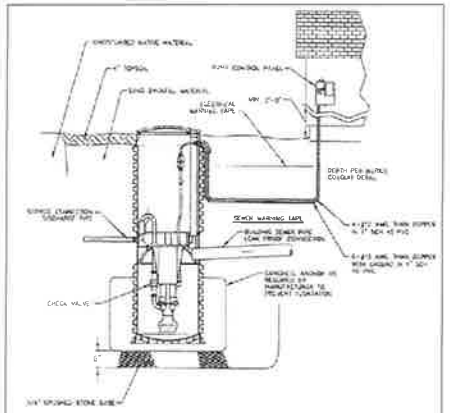
7 BEECHWOOD / MILLER ROAD VERNON, CT

CONSTRUCTION / E&S/ SEPTIC DETAILS

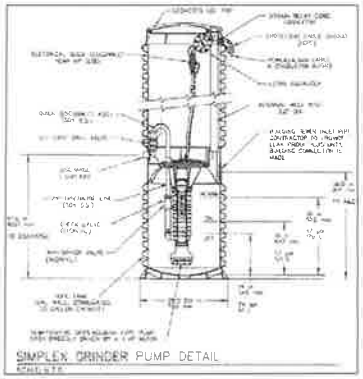
SCALE: NONE | DATE: 2/15/2021 | FILE NO. 2021-11 | SHEET: 2 OF 3

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER CT 06042
860-643-7875

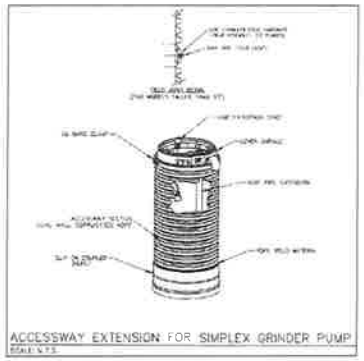
REVISIONS:



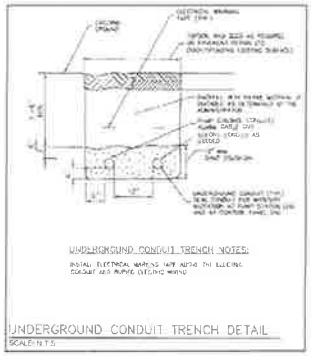
GRINDER PUMP CONNECTION DETAIL
NOT TO SCALE



SIMPLEX GRINDER PUMP DETAIL
SCALE: N.T.S.



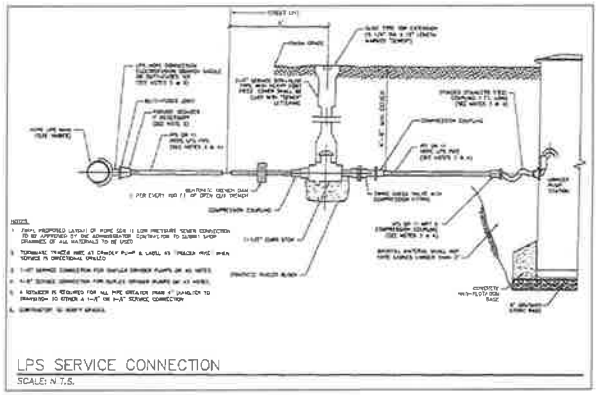
ACCESSWAY EXTENSION FOR SIMPLEX GRINDER PUMP
SCALE: N.T.S.



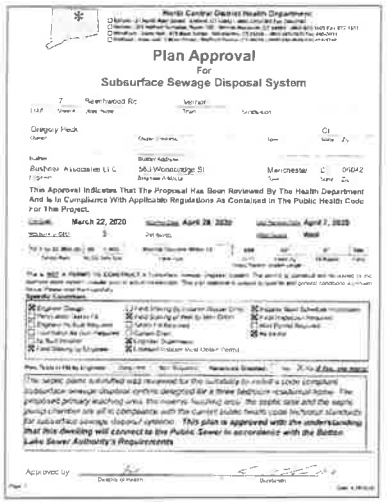
UNDERGROUND CONDUIT TRENCH NOTES:

INSTALL ELECTRICAL WARNING TAPE ABOVE THE ELECTRIC CONDUIT AND ABOVE ELECTRIC WIRING

UNDERGROUND CONDUIT TRENCH DETAIL
SCALE: N.T.S.



LPS SERVICE CONNECTION
SCALE: N.T.S.



Plan Approval
For
Subsurface Sewage Disposal System

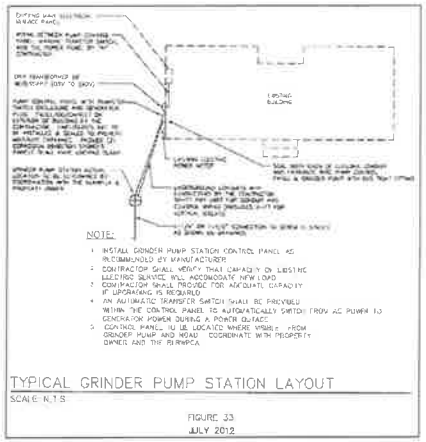
7 Beechwood Rd — Vernon
Gregory Heck
Bushnell Associates LLC — 563 Woodbridge St, Manchester, CT 06042
March 22, 2020 — April 28, 2020 — April 7, 2020

This Approval Indicates That The Proposal Has Been Reviewed By The Health Department And Is In Compliance With Applicable Regulations As Contained In The Public Health Code For The Project.

Specific Conditions

This approval indicates that the proposal was reviewed for the suitability to install a code compliant subsurface sewage disposal system designed for a three bedroom residential home. The proposed primary leaching area, the reserve leaching area, the septic tank and the septic pump chamber are all in compliance with the current public health code for local standards for subsurface sewage disposal systems. **This plan is approved with the understanding that this dwelling will connect to the Public Sewer in accordance with the Bolton Lake Sewer Authority's Requirements**

Approved by: Director of Health — Sanitarian

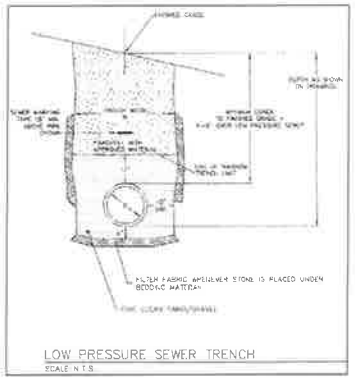


NOTE:

1. INSTALL GRINDER PUMP STATION CONTROL PANEL AS RECOMMENDED BY MANUFACTURER.
2. CONTRACTOR SHALL VERIFY THAT CAPACITY OF EXISTING ELECTRIC SERVICE WILL ACCOMODATE NEW LOAD. CONTRACTOR SHALL PROVIDE FOR ADDITIONAL CAPACITY IF UPGRADING IS REQUIRED.
4. AN AUTOMATIC TRANSFER SWITCH SHALL BE PROVIDED WITHIN THE CONTROL PANEL TO AUTOMATICALLY SWITCH FROM AC POWER TO GENERATOR POWER DURING A POWER OUTAGE.
5. CONTROL PANEL TO BE LOCATED WHERE VISIBLE FROM GRINDER PUMP AND ROAD. COORDINATE WITH PROPERTY OWNER AND THE PLANNER.

TYPICAL GRINDER PUMP STATION LAYOUT
SCALE: N.T.S.

FIGURE 33
JULY 2012



LOW PRESSURE SEWER TRENCH
SCALE: N.T.S.

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING. CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

PLAN PREPARED FOR

PAM GIERAS

7 BEECHWOOD / MILLER ROAD — VERNON, CT

CONSTRUCTION / E&S/ SEPTIC DETAILS

SCALE: NONE	DATE: 2/15/2021	FILE NO. 2021-11	SHEET: 3 OF 3

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET — MANCHESTER, CT. 06042
860-643-7875

REVISIONS:

STAFF COMMENTS

TOWN OF VERNON

55 West Main St., VERNON, CT 06066-3291
(860) 870-3640
gmcgregor@vernon-ct.gov

OFFICE OF THE
TOWN PLANNER

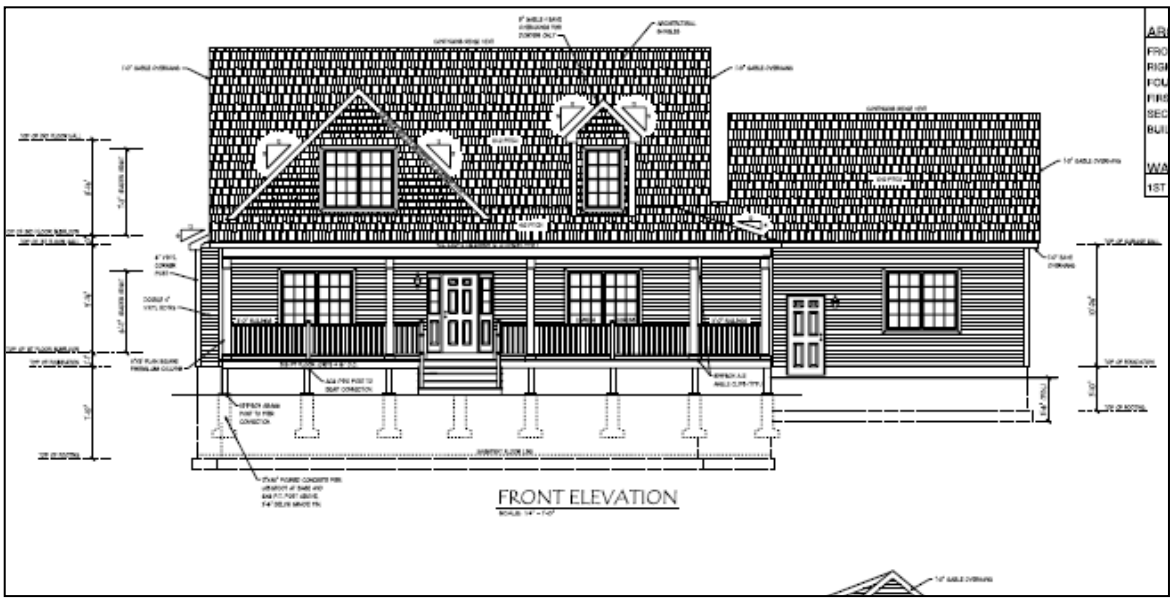
MEMORANDUM

TO: Inland Wetlands Commission

FROM: George K. McGregor, AICP, Town

SUBJECT: Planner IWC 2021-02, 7 Beechwood Rd.

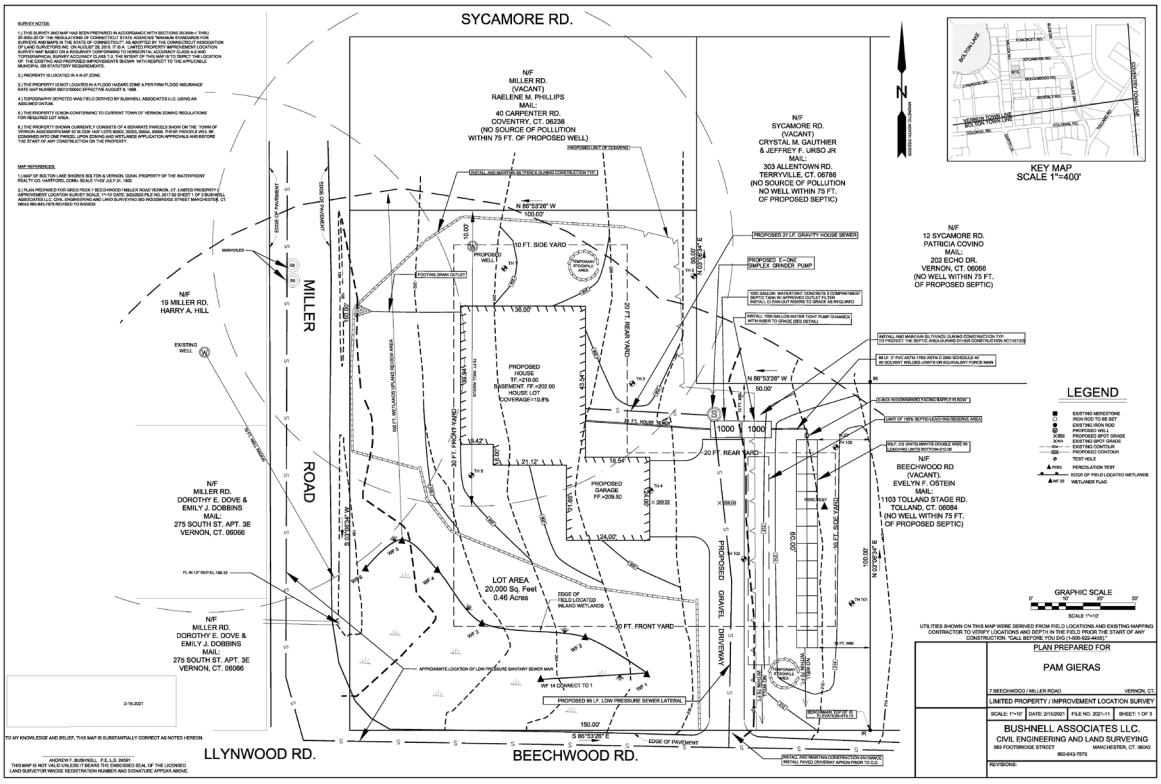
DATE: March 23, 2021



Request

Application **IWC 2021-02**, of Pamela Gieras for a wetlands permit by Commission, for the construction of a +- 2,168 s.f. single-family home at 7 Beechwood Rd. (Assessor's ID: Map 52, Block 140F, Parcels 2-5). A wetlands permit is required as the regulated activities fall within 100 feet of a designated wetland. It appears there is approximately 9,000 sq.ft. of disturbance in the upland area.

The applicant proposes to construct a single-family home on a vacant lot (Four lots will need to be merged prior to activity beginning on site). A site plan and elevations (above) have been provided (the full set is included in the applicant packet):



Staff Comments

Town Engineer and Town Wetlands Officer suggested a minor revision related to a footing drain. The applicant will revised the plans satisfactorily in response; there are no staff identified outstanding issues. Staff recommends approval of the permit application.

Draft Motions

MOVED, that the Vernon Inland Wetlands and Watercourses Commission does hereby APPROVE, the application **(IWC-2021-02)** for a Wetlands permit by Commission, subject to the plan dated February 15, 2021, revised TBD 2021, prepared by Bongiovanni Group, Inc. and based upon the following findings:

1. The project will have no adverse impacts on wetlands or watercourses;
2. The mitigation measures are acceptable;

OR

MOVED, an Alternate Motion

GKM

APPLICATION REVIEW COMMENTS

FROM: dsmith@vernon-ct.gov

TO: _____

DATE: 03/03/2021

APPLICANT: EDITH GIERAS

PROJECT: PAMELA GIERAS

LOCATION: 7 BEECHWOOD RD

My comments in regard to the application submitted to the Inland Wetland Commission (IWC) and/or Planning & Zoning Commission (PZC) are:

_____ NO COMMENT

_____ COMMENTS ATTACHED

_____ PLEASE NOTE THE FOLLOWING COMMENTS:

The footing drain should be directed from the southwest corner of the proposed home to the wetlands, not toward the road. With careful installation and a modest stone discharge pad this could be discharged at the edge (or even in the wetland) mimicking the existing flowpath, and avoiding any chance of ponding or icing at the road.

Notify the Wetland Enforcement Officer prior to any site work begins.

SIGNATURE:_____ DATE:_____

Wetland Agent Approvals

TOWN OF VERNON

OFFICE OF THE
TOWN ENGINEER

55 West Main St., VERNON, CT 06066
Tel: (860) 870-3638
Fax: (860) 870-3683
E-Mail: cperry@vernon-ct.gov

Certified Letter

Town of Vernon
Public Works Department
375 Hartford Turnpike
Vernon, CT 06066

c/o Dwight Ryniewicz

March 5, 2021

RE: **Wetland Agent Approval for 205 Lake St. (Lake Street School)**

Dear Applicant,

I have received your Inland Wetlands Commission (IWC) application (WA-2021-03) for the above listed address. This application is requesting a Wetland Agent Approval for the work associated with the proposed Access Drive. I have reviewed the proposed site plans associated with this project, and it is my opinion that the proposed site work will have no present or future impacts to the adjacent wetlands as long as proper erosion control measures are taken during construction.

Subsequently, I approve this work as the Wetland Agent for the Town of Vernon in accordance with CT General Statutes 22a-36 thru 22a-45.

If you have any questions or concerns, you may contact me at 860-870-3638.

Sincerely,

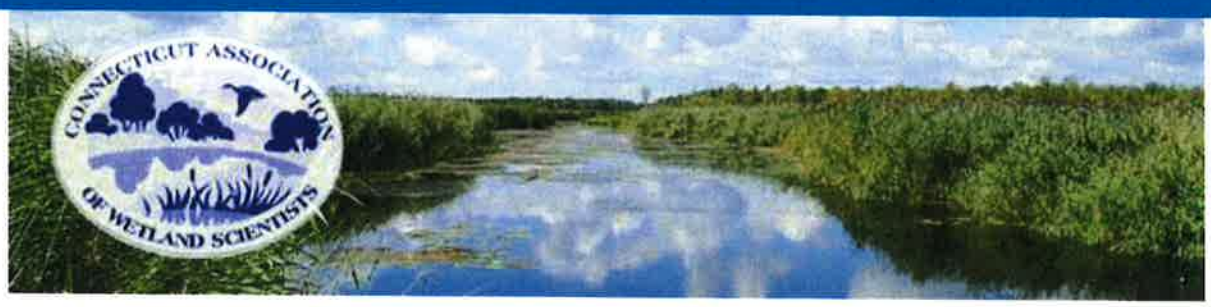
Craig W. Perry
Wetland Agent
Wetlands Enforcement Officer

c.c.	Rachel Stansel	- Chairperson, Inland Wetlands Commission
	David Smith, PE	– Town Engineer
	George McGregor, AICP	- Town Planner

File: WA-2021-03

Glenn & Rebecca Hauer
179 Lake St.
Vernon, CT 06066

Other Business



The **Connecticut Association of Wetland Scientists (CAWS) 2021 Annual Meeting** will be held **Thursday, April 8** (9:00 a.m. to Noon EST) via Zoom. We miss everyone and hope to see your smiling faces!!

We will be providing a virtual (online) gathering based upon current Center for Disease Control and Prevention guidance (read more here) as it relates to concerns with the coronavirus disease (COVID-19).

This year's event will be free to all 2021 CAWS members. A nominal fee of $5 will be charged for non-members. Join CAWS today (or renew your dues for 2021) and attend for free! Learn more about CAWS membership.

Presentations at this year's program will include:

- Navigable Waters Protection Rule of 2020
- Factors Influencing the Biological and Physical Availability of Chemicals in Contact with Soil Particles
- 2019-2020 Grant Recipient Updates
- CAWS Annual Board Meeting

See our flier for more information. CEUs (tbd) and Certificates of Completion will be provided.

Register online or complete a paper registration form and mail back with your payment. Members can use the same online form to pay their dues, or use our paper membership form if mailing payment.

THANK YOU for your support of CAWS and for spreading the word about this event!

CT Association of Wetland Scientists
info@ctwetlands.org
www.ctwetlands.org